

#16-15

2016plat001 – April 5th, 2016

Prepared by Richard Haugen

April 6th, 2016 – The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat001 at the April 5th, 2016 meeting.

Applicant/Owner: Greg Pearson, 784 E Lake Hendricks Dr., Hendricks, MN 56136

Legal Description: “Plat of Block 1; Lots 1-5 in Block 1; and Block 2 of Pearson-Overby Addition An Addition in Government Lot 4 in Section 22-T112N-R47W of the 5th P.M., Brookings County, South Dakota.”

2016plat001: Greg Pearson has submitted a plat for non-lake front lots located on the south east side of Lake Hendricks. His preliminary plat was approved at the March 1st, 2016 meeting of the Brookings County Planning and Zoning Commission. He has now purchased the property and is platting; “Block 1; Lots 1-5 in Block 1 and Block 2” and will plat the rest of the lots that were on the preliminary plat, as they are sold. The current land use is agricultural and is being farmed. The lots meet or exceed the 20,000 square feet size for Lake Park - non lake front setback requirements of:

- 50 feet front yard,
- 50 feet rear yard,
- 8 feet side yard.

The lay of the land is rolling, with a hill crest in the middle and sloping to the north and the south ends. The property is not in the flood plain.

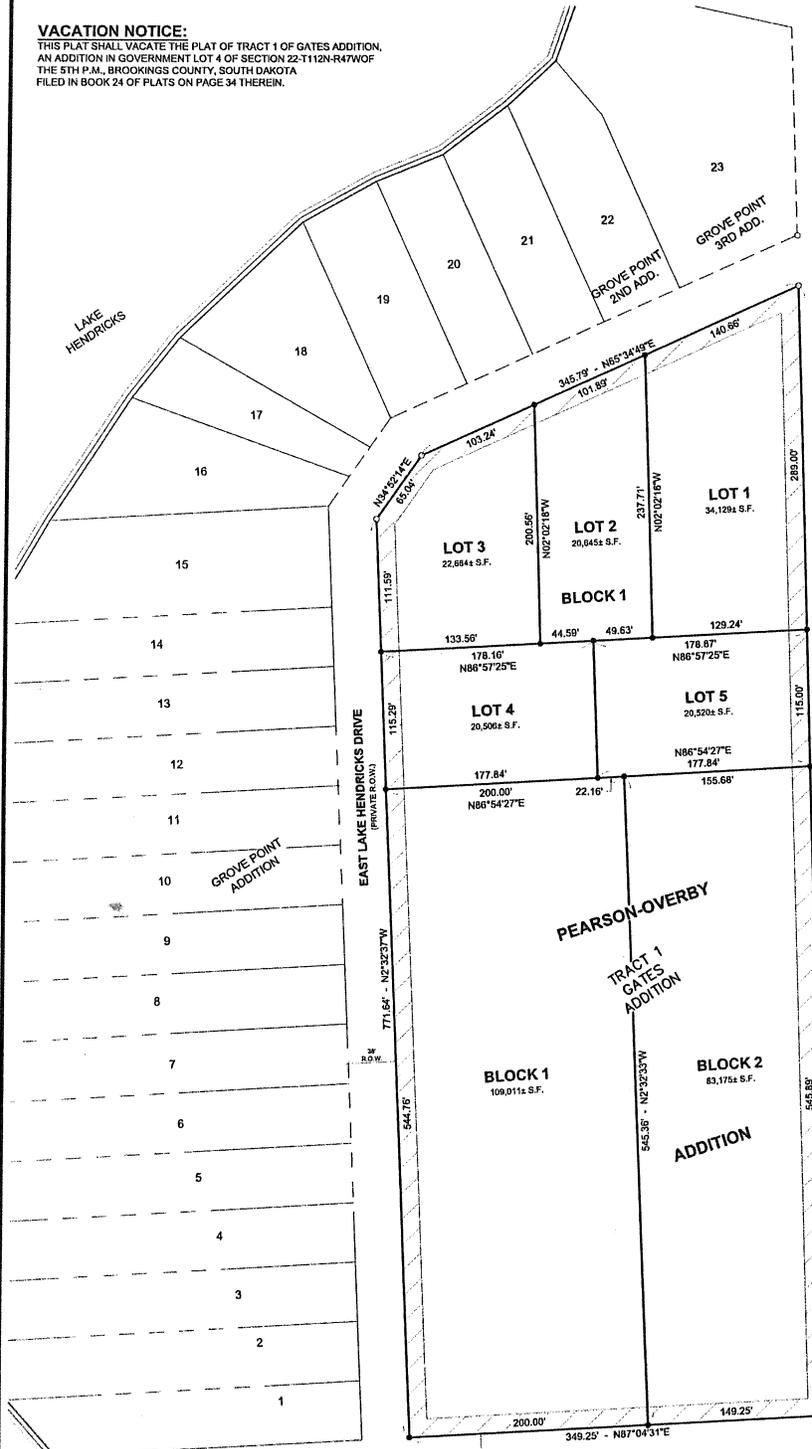
Approving the plat would provide additional lots for residential or accessory buildings in the Lake Park District.

Denying the plat request would keep the land at its current use.

PLAT OF
BLOCK 1; LOTS 1-5 IN BLOCK 1; AND BLOCK 2 OF PEARSON-OVERBY ADDITION
AN ADDITION IN GOVERNMENT LOT 4 OF SECTION 22-T112N-R47W
OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

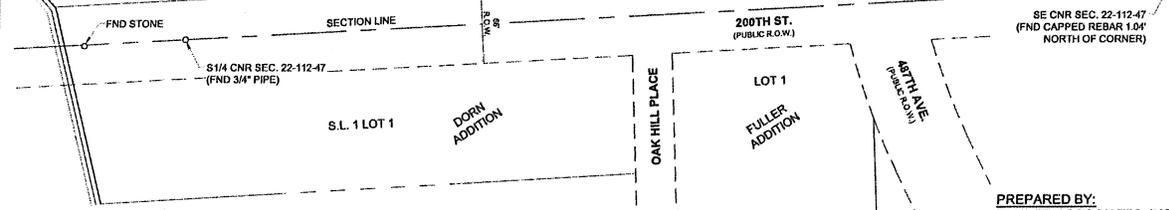
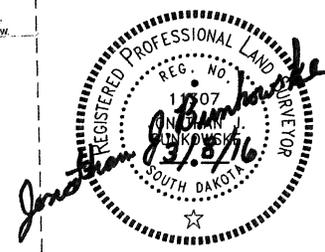
VACATION NOTICE:

THIS PLAT SHALL VACATE THE PLAT OF TRACT 1 OF GATES ADDITION, AN ADDITION IN GOVERNMENT LOT 4 OF SECTION 22-T112N-R47W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA FILED IN BOOK 24 OF PLATS ON PAGE 34 THEREIN.



LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8\"/>



PREPARED BY:
BANNER ASSOCIATES, INC.
409 22nd AVE. S.
BROOKINGS, SD 57006
(605) 692-6342
FEBRUARY 2016

SURVEYOR'S CERTIFICATE

I, Jonathan J. Bunkowske, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before February 5, 2016, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as **TRACT 1 OF GATES ADDITION**, and platted the same as shown on the above plat.

The same shall hereafter be known and described as **BLOCK 1; LOTS 1-10 IN BLOCK 1; AND BLOCK 2 OF PEARSON-OVERBY ADDITION AN ADDITION IN GOVERNMENT LOT 4 OF SECTION 22-T112N-R47W 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 8th day of March, 20 16.



Jonathan J. Bunkowske
Professional Land Surveyor
Registration No. 11307
Banner Associates, Inc.
409 22nd Ave. S.
Brookings, South Dakota 57006
Telephone (605) 692-6342

OWNER'S CERTIFICATE

We, **ALL SEASONS STORAGE, LLC**, 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 the City of Brookings, 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.

THIS PLAT SHALL VACATE THE TRACT 1 OF GATES ADDITION, AN ADDITION IN GOVERNMENT LOT 4 OF SECTION 22-T112N-R47W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, FILED IN BOOK 24 OF PLATS ON PAGE 34 THEREIN.

IN WITNESS WHEREOF, we have executed this Owner's Certificate this 9th day of March, 20 16.

Greg Pearson
Greg Pearson - Organizer
Shane Overby
Shane Overby - Organizer

STATE OF South Dakota }
COUNTY OF Brookings } SS

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Greg Pearson and Shane Overby as Organizers of All Seasons Storage, LLC**, acknowledged that they, being authorized so to do, executed the foregoing Owner's Certificate for the purpose therein contained.

IN WITNESS MY HAND AND SEAL THIS 9th day of March, 20 16.



CERTIFICATE OF HIGHWAY AUTHORITY

I, Kevin Buehler, (title) Vice President acting for LAKE HANDRICKS ROAD DIST, hereby approve access as shown on the attached plat to the abutting public highway subject to all applicable laws, ordinances and permit requirements.

APPROVED THIS 9th DAY OF March, 20 16.

Kevin Buehler
Highway Authority

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 **BLOCK 1; LOTS 1-10 IN BLOCK 1; AND BLOCK 2 OF PEARSON-OVERBY ADDITION AN ADDITION IN GOVERNMENT LOT 4 OF SECTION 22-T112N-R47W 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, _____, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization, Brookings County, South Dakota

COUNTY FINANCE CERTIFICATE

I, _____, 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.

Finance Officer, Brookings County, South Dakota

REGISTER OF DEEDS

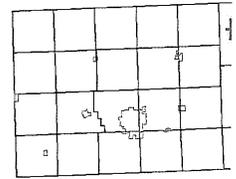
STATE OF SOUTH DAKOTA }
COUNTY OF BROOKINGS } SS

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

Register of Deeds, Brookings County South Dakota



Overview



Legend

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

Parcel ID	091401124722300	Alternate ID	n/a	Owner Address	ALL SEASONS STORAGE LLC
Sec/Twp/Rng	22-112-47	Class	NAC		784 E LAKE HENRICKS DR
Property Address		Acreage	n/a		HENRICKS MN 56136
District	0910A - LAKE HENRICKS ROAD DIST				
Brief Tax Description	GATES ADDITION IN GOVT LOT 4 SEC 22-112-47 7.40 ACRES				
	(Note: Not to be used on legal documents)				

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 Developed by
 The Schneider Corporation