

#16-17

# 2016plat002 – May 3<sup>rd</sup>, 2016

Prepared by Richard Haugen

May 4<sup>th</sup>, 2016 – The Brooking County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat002 at their May 3<sup>rd</sup>, 2016 meeting.

Applicant/Owner: Risty Farms Inc., 45956 216<sup>th</sup> St, Volga, SD 57071

**Legal Description: “Plat of Lots 1 & 2 of Risty Addition in the SW1/4 of Section 8, Township 109 North, Range 52 West of the 5<sup>th</sup> P.M., Brookings County, South Dakota.”**

2016plat002: Risty Farms Inc. has submitted a plat for Lot 1 and Lot 2 of Risty Addition, with an address of 21586 455<sup>th</sup> Ave, Arlington, SD 57212, located in the SW1/4 of Section 8, T109N, R52W which they own. Lot 1 is for 11.6 acre existing building site and Lot 2 is for 37.5 acres of a wetland area.

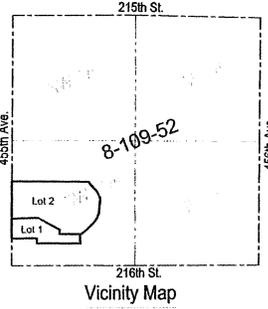
Subdividing of an established building site is an allowed policy in the 2016 Brookings County Comprehensive Plan; “Exception to large lot residential development”- Policy # 3 found on page 45 of the Comprehensive Plan.

Established residences are a permitted use in the Brookings County Zoning Ordinance, Article 11:00-Agricultural District; Section 11:01-“A”-Agricultural District: Permitted Uses # 2, found on page 11.00-1.

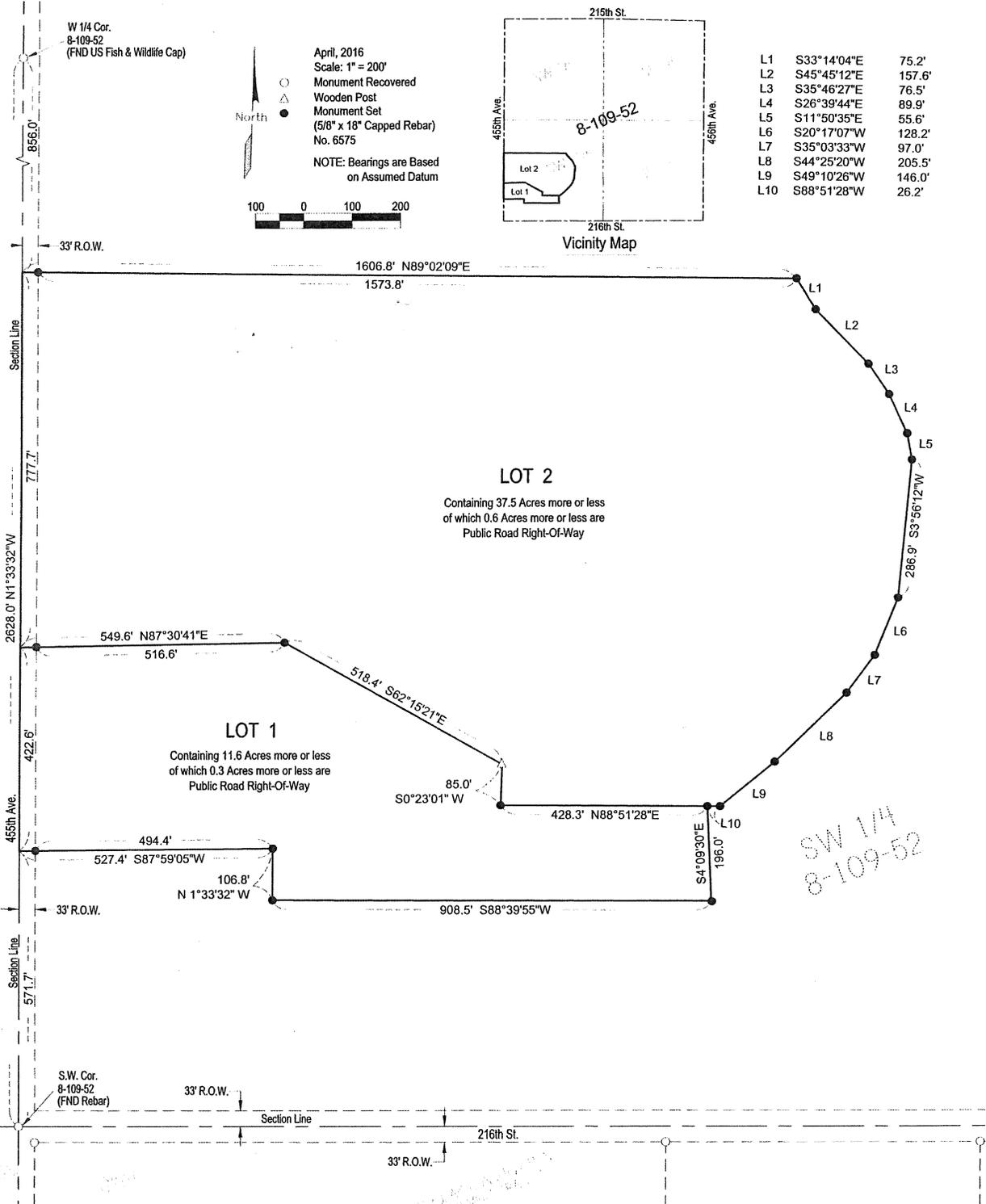
**PLAT OF  
LOTS 1 & 2 OF RISTY ADDITION IN THE SW 1/4 OF SECTION 8, TOWNSHIP 109 NORTH,  
RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA**

W 1/4 Cor.  
8-109-52  
(FND US Fish & Wildlife Cap)

April, 2016  
Scale: 1" = 200'  
○ Monument Recovered  
△ Wooden Post  
● Monument Set  
(5/8" x 18" Capped Rebar)  
No. 6575  
NOTE: Bearings are Based  
on Assumed Datum



L1	S33°14'04"E	75.2'
L2	S45°45'12"E	157.6'
L3	S35°46'27"E	76.5'
L4	S26°39'44"E	89.9'
L5	S11°50'35"E	55.6'
L6	S20°17'07"W	128.2'
L7	S35°03'33"W	97.0'
L8	S44°25'20"W	205.5'
L9	S49°10'26"W	146.0'
L10	S88°51'28"W	26.2'



**SURVEYOR'S CERTIFICATE**

I, Mike J. Lapka, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before April 7th, 2016, survey a parcel of land located in the SW 1/4 of Section 8, T109N, R52W of the 5th P.M., Brookings County, South Dakota, as shown on the plat, and marked upon the ground thereof in the manner shown on the plat and that the attached is a true and correct representation of said survey and that the parcel of land so platted contains: "PLAT OF LOTS 1 & 2 OF RISTY ADDITION IN THE SW 1/4 OF SECTION 8, TOWNSHIP 109 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA."

IN WITNESS WHEREOF, I have executed the Surveyor's Certificate this 7th day of April, 2016.

Prepared By:



Civil Engineers & Land Surveyors  
Brookings, South Dakota  
Ph. 605-696-3200



**OWNER'S CERTIFICATE**

We, Gregory Alan Wills and Stephen Lee Wills, the duly Authorized Representatives of Risty Farms Inc., owners of the tract of land shown in the foregoing plat, hereby certify that we do 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 regulation. Any land shown in the above plat and designated as a street, road, alley, park or public ground is hereby dedicated to public land use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

The portion so platted shall hereafter be designated as "PLAT OF LOTS 1 & 2 OF RISTY ADDITION IN THE SW 1/4 OF SECTION 8, TOWNSHIP 109 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, We have executed this Owner's Certificate this 22 day of April, 2016.

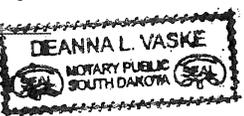
Gregory A. Wills  
Gregory Alan Wills (Executor)

Stephen Lee Wills  
Stephen Lee Wills (Executor)

STATE OF South Dakota  
COUNTY OF Brookings

On this 22nd day of April, 2016, before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Gregory Alan Wills and Stephen Lee Wills, who acknowledge themselves to be the Authorized Representatives of Risty Farms Inc., and that they, as such being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation themselves as Authorized Representatives.

Deanna L. Vaske  
NOTARY PUBLIC  
My commission expires: 1-2-2021



**RESOLUTION NO**

It was moved by \_\_\_\_\_ seconded by \_\_\_\_\_, motion carried, the "PLAT OF LOTS 1 & 2 OF RISTY ADDITION IN THE SW 1/4 OF SECTION 8, TOWNSHIP 109 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA", as described above and hereon be approved and hereon be accepted and the Chairman is hereby instructed to endorse on such plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
CHAIRMAN, BROOKINGS COUNTY BOARD OF COUNTY COMMISSIONERS

ATTEST:

\_\_\_\_\_  
FINANCE OFFICER  
BROOKINGS COUNTY, SOUTH DAKOTA

**CERTIFICATE OF HIGHWAY AUTHORITY**

I, Tim Entermill, Chairman, acting for Lake Sima TWP, hereby approve access as shown on the attached plat to the abutting public highways subject to applicable laws, ordinances and permit requirements.

Tim Entermill  
HIGHWAY AUTHORITY

**CERTIFICATE OF COUNTY PLANNING COMMISSION**

Approved by the Brookings County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
CHAIRMAN, BROOKINGS COUNTY PLANNING COMMISSION

**COUNTY FINANCE CERTIFICATE**

I, Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above (and the foregoing) plats, as shown by the records of my office, have been fully paid.

Dated this 25 day of April, 2016.

Liz S. O'Leary  
FINANCE OFFICER  
BROOKINGS COUNTY, SOUTH DAKOTA



**DIRECTOR OF EQUALIZATION**

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

Dated this 27th day of April, 2016.

W. H.  
DIRECTOR OF EQUALIZATION  
BROOKINGS COUNTY, SOUTH DAKOTA

**REGISTER OF DEEDS**

STATE OF SOUTH DAKOTA )  
COUNTY OF BROOKINGS ) SS

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Book \_\_\_\_\_ of Plats on page \_\_\_\_\_

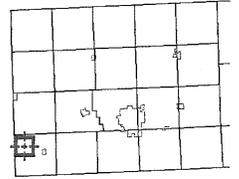
\_\_\_\_\_  
REGISTER OF DEEDS  
BROOKINGS COUNTY, SOUTH DAKOTA



Prepared By:  
**CIVIL DESIGN INC**  
Civil Engineers & Land Surveyors  
Brookings, South Dakota  
Ph. 605-696-3200



Overview



Legend

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

Parcel ID	100001095208300	Alternate ID	n/a	Owner Address	RISTY FARMS INC
Sec/Twp/Rng	8-109-52	Class	AGA		45956 216TH ST
Property Address	21586 455TH AVE	Acreage	160		VOLGA SD 57071
	ARLINGTON				
District	1009				
Brief Tax Description	SW 1/4 SEC 8-109-52 160.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 4/12/2016