

#1620

# 2016plat004 – June 7<sup>th</sup>, 2016

Prepared by Richard Haugen

June 8th, 2016 – The Brooking County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat004 at their June 7<sup>th</sup>, 2016 meeting.

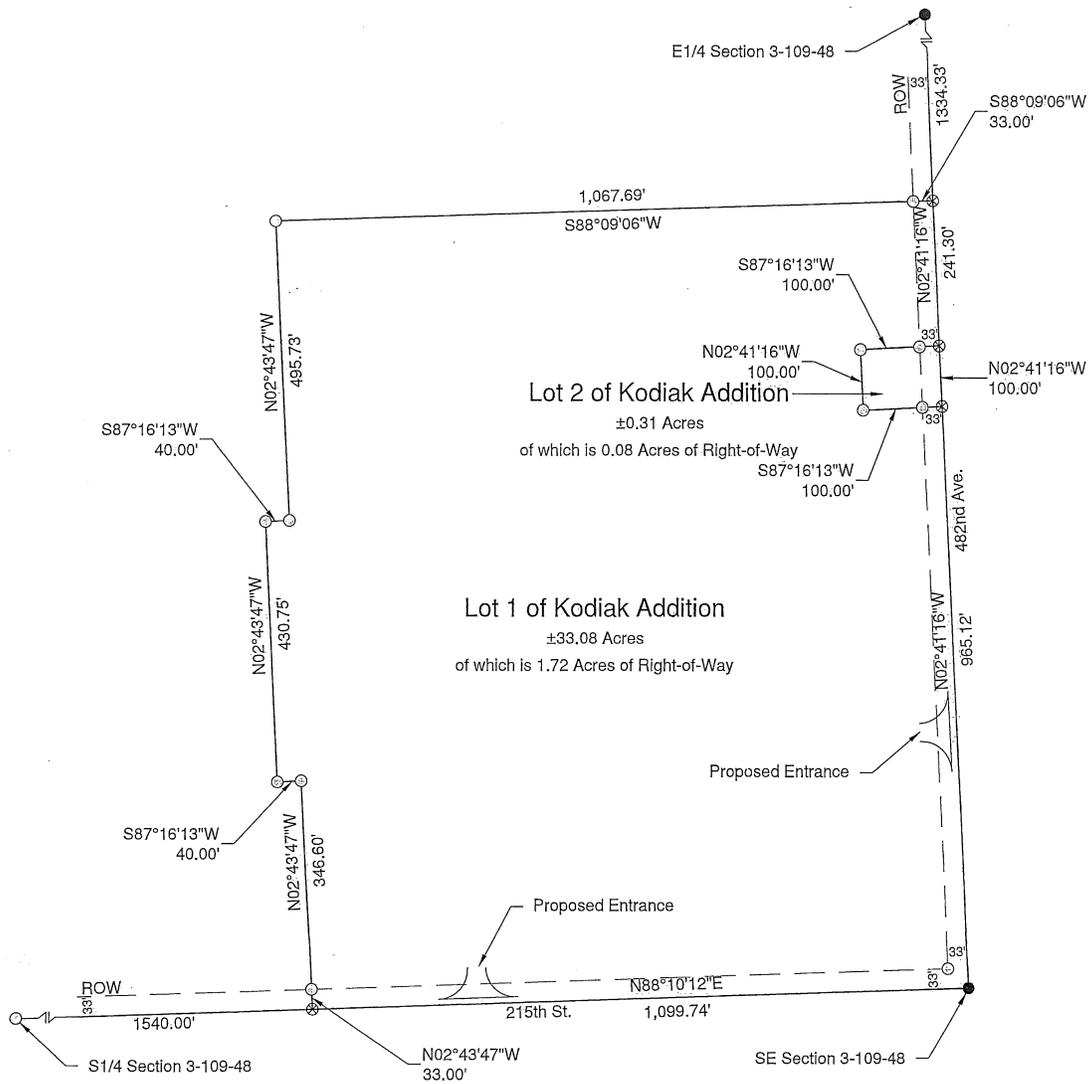
Applicant/Owner: Dave Deidrich, 7345 Valley View Rd, Brookings, SD 57006

Legal Description: “Plat of Lots 1 and 2 of Kodiak Addition in the SE1/4 of Section 3, T109N, R48W of the 5<sup>th</sup> P.M., Brookings County, South Dakota.”

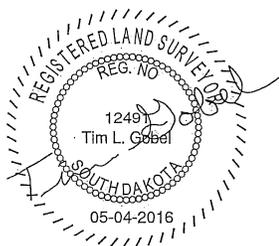
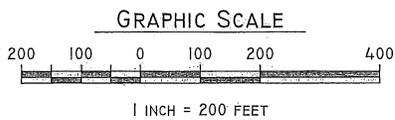
2016plat004: Dave Diedrich has submitted a plat for “Lot 1 and Lot 2 of Kodiak Addition in the SE1/4 of Section 3, T109N, R48W of the 5th P.M., Brookings County, South Dakota.” He is subdividing 33.39 acres off from 160 acres he owns. Lot 1 is the future site for Kodiak Pork, a class “A” swine CAFO that was approved by the Zoning Board on April 5<sup>th</sup>, 2016. Lot 2 is a future site of an electrical substation for Kodiak Pork. The utility company will be applying for a conditional use # 15: Water pumping stations, elevated tanks and similar essential public utilities and service structures” and a front yard variance request for the substation by the power company in the future.

The plat meets the platting requirements and the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

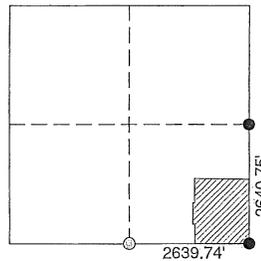
A PLAT OF LOTS 1 AND 2 OF KODIAK ADDITION IN THE SE 1/4 OF SECTION 3, T 109 N, R 48 W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



**BASIS OF CONTROL**  
Geodetic



Section 3 T109N R48W



**Location Map**  
NTS

**Legend**

- Set 5/8" x 18" Rebar  
W/ Cap Stamped  
"GOBEL LS 12491"
- Found 1/2" Rebar
- ⊗ Computed Corner

Prepared By:



**STOCKWELL ENGINEERS, INC.**  
215 WALNUT STREET  
YANKTON, SD 57078  
PH: 605.665.8092  
FAX: 605.665.0523

PROJECT NUMBER:	Y15163
CREW CHIEF:	TLG
DRAFTED BY:	BRK
REVIEWED BY:	DDE
DRAWING:	15163-PLAT
LAYOUT:	Plat
SHEET NO. 1	OF 2 TOTAL SHEETS

**SURVEYOR'S CERTIFICATE**

I, Tim L. Gobel, a Licensed Land Surveyor in the State of South Dakota, do hereby certify that at the request of David Alan Diedrich and Sandra Michelle Diedrich, as owners, and under their direction, did on or prior to May 2, 2016 survey the land described as follows:

A PLAT OF LOTS 1 AND 2 OF KODIAK ADDITION IN THE SE 1/4 OF SECTION 3, T 109 N, R 48 W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

I also hereby certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property. I have executed this document this 4th day of May, 2016.

*Tim L. Gobel*  
Tim L. Gobel, LS 12491



**OWNER'S CERTIFICATE**

We, the undersigned, hereby certify that we are the absolute and unqualified owners of the land included in this plat being entitled: A PLAT OF LOTS 1 AND 2 OF KODIAK ADDITION IN THE SE 1/4 OF SECTION 3, T 109 N, R 48 W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA; that the plat was made at our request and under our direction, for the purpose of defining and describing the property as shown by this plat; that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and I hereby dedicate to the public, for public use forever as such, the right-of-ways and easements, as shown and marked on this plat.

In witness whereof I have hereunto set my hand this 11th day of May, 2016.  
By *David Alan Diedrich* David Alan Diedrich By *Sandra Michelle Diedrich* Sandra Michelle Diedrich

STATE OF South Dakota )  
COUNTY OF Brookings )

Be it remembered that on this 11 day of May, 2016 before me, undersigned, a Notary Public within and for the county and state aforesaid, personally appeared David Alan Diedrich and Sandra Michelle Diedrich, known to me to be the persons described in and who executed the within and foregoing instrument and certificate and acknowledged to me that they executed the same.

My commission expires 03/14/2020.  
*[Signature]* Seal  
Notary Public, Brookings County, South Dakota



**CERTIFICATE OF HIGHWAY AUTHORITY**

I, \_\_\_\_\_, Supervisor, acting for \_\_\_\_\_ Township, hereby approve the access as shown on the attached plat to the abutting public highway subject to all applicable laws, ordinances and permit requirements. Any changes in the location of the proposed access shall require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
\_\_\_\_\_  
Highway Authority

**CERTIFICATE OF COUNTY PLANNING COMMISSION**

Approved by the Brookings County Planning Commission of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
Chairman, Brookings County Planning Commission

**RESOLUTION NO. \_\_\_\_\_**

It was moved by \_\_\_\_\_, seconded by \_\_\_\_\_, motion carried the the plat of LOTS 1 AND 2 OF KODIAK ADDITION IN THE SE 1/4 OF SECTION 3, T 109 N, R 48 W 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 certify the same.

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

**DIRECTOR OF EQUALIZATION**

I, the undersigned, County Director of Equalization for Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
\_\_\_\_\_  
Director of Equalization, Brookings County

**CERTIFICATE OF FINANCE OFFICER OF BROOKINGS COUNTY, SD**

I, the undersigned, Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above and foregoing plat as shown by the records of my office have been fully paid.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
\_\_\_\_\_  
Finance Officer, Brookings County, South Dakota

**CERTIFICATE OF REGISTER OF DEEDS**

STATE OF SOUTH DAKOTA )  
COUNTY OF BROOKINGS )  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Book \_\_\_\_\_ of Plats on page \_\_\_\_\_ herein.  
\_\_\_\_\_  
Register of Deeds, Brookings County

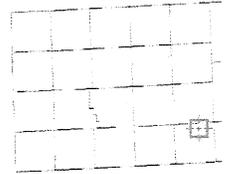
Prepared By:  
  
**STOCKWELL**  
STOCKWELL ENGINEERS, INC.  
215 WALNUT STREET  
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PH: 605.665.8092  
FAX: 605.665.0523

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REVIEWED BY:	DDE
DRAWING:	15163-PLAT
LAYOUT:	Text
SHEET NO. 2 OF 2 TOTAL SHEETS	

*2016 plat 004*



Overview



Legend

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

Parcel ID	160001094803400	Alternate ID	n/a	Owner Address	DIEDRICH, DAVID ALAN ET UX
Sec/Twp/Rng	3-109-48	Class	AGA		7345 VALLEY VIEW RD
Property Address		Acreage	160		BROOKINGS SD 57006
District	1603				
Brief Tax Description	SE 1/4 SEC 3-109-48 160.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 5/9/2016

 Developed by  
The Schneider Corporation

*2016 plat 004*