

# 17-09

## 2017plat002 – March 7<sup>th</sup>, 2017

Prepared by Richard Haugen

March 8<sup>th</sup>, 2017 – The Brookings County Planning and Zoning Commission voted 8-eyes and 0-nays to recommend approval of plat 2017plat002 for Richard VanLaecken at their March 7<sup>th</sup>, 2017 meeting.

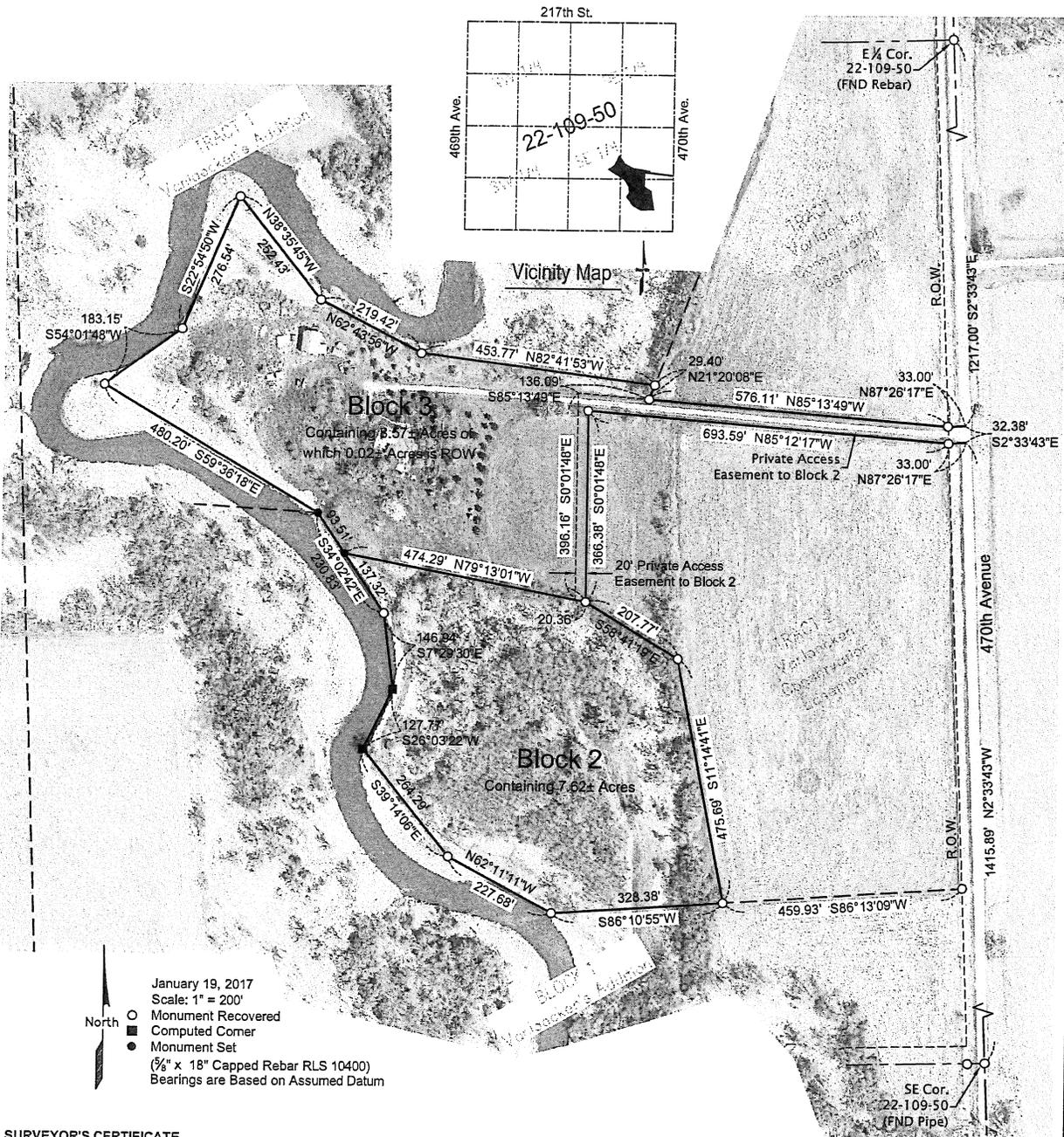
Applicants/Owners: Richard VanLaecken  
21773 470<sup>th</sup> Ave  
Brookings, SD 57006

Legal Description: Plat of “Block 2 and Block 3, VanLaecken’s Addition in the SE1/4 of Section 22, T109N, R50W of the 5<sup>th</sup> P.M., Brookings County, South Dakota.”

2017plat002: Richard VanLaecken platting off Block 3 an existing 8.57 acre building site, with a 20 feet private access easement to Block 2. Block 2 is a 7.62 acre parcel containing trees and grassland. A residence cannot be built on Block 2. The platting of Block 2 and Block 3 is the best way to describe the property do to their irregular shape. The adjoining parcels were platted in December, 2000; January, 2009 and May, 2013.

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

**PLAT OF**  
**BLOCK 2 AND BLOCK 3, VANLAECKEN'S ADDITION IN THE SE ¼ OF SECTION 22,**  
**T109N, R50W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA.**



North  
 January 19, 2017  
 Scale: 1" = 200'  
 ○ Monument Recovered  
 ■ Computed Corner  
 ● Monument Set  
 (5/8" x 18" Capped Rebar RLS 10400)  
 Bearings are Based on Assumed Datum

**SURVEYOR'S CERTIFICATE**

I, Andrew E. Kangas, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 19th day of January, 2017 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the SE ¼ of Section 22, Township 109 North, Range 50 West of the 5th P.M. Brookings County, South Dakota, as shown on the plat, and marked upon the ground boundaries thereof in the manner shown on the plat, and that the attached plat is a true and correct representation of said survey and that the parcel of land so platted contains: "PLAT OF BLOCK 2 AND BLOCK 3, VANLAECKEN'S ADDITION IN THE SE ¼ OF SECTION 22, T109N, R50W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA."

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 19th day of January, 2017.

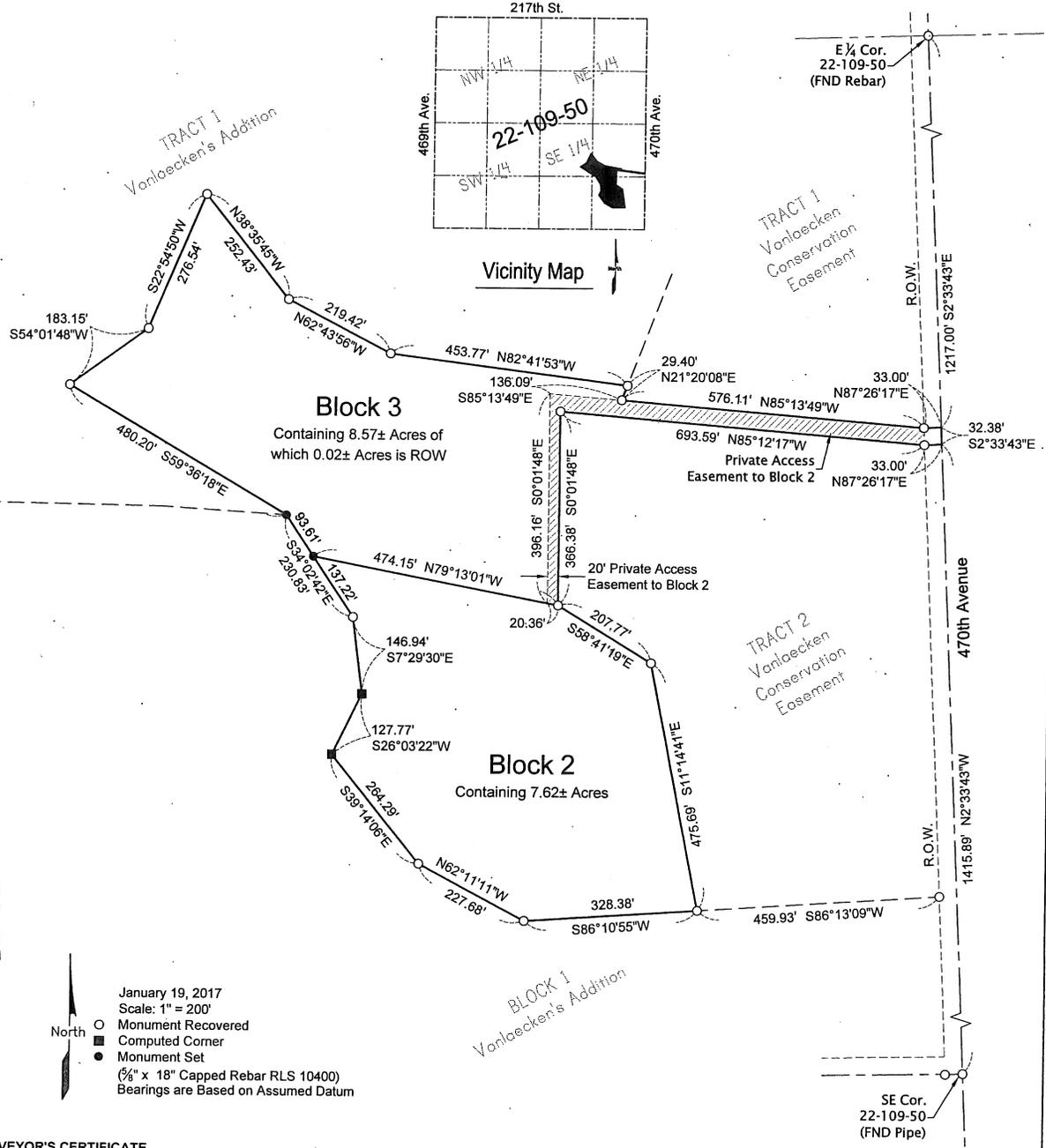


Prepared By:  
**CIVIL DESIGN INC**

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

PLAT OF

BLOCK 2 AND BLOCK 3, VANLAECKEN'S ADDITION IN THE SE 1/4 OF SECTION 22, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



North  
 January 19, 2017  
 Scale: 1" = 200'  
 ○ Monument Recovered  
 ■ Computed Corner  
 ● Monument Set  
 (3/4" x 18" Capped Rebar RLS 10400)  
 Bearings are Based on Assumed Datum

**SURVEYOR'S CERTIFICATE**

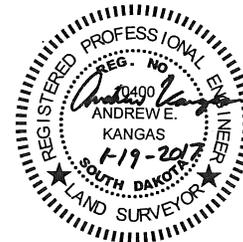
I, Andrew E. Kangas, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 19th day of January, 2017 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the SE 1/4 of Section 22, Township 109 North, Range 50 West of the 5th P.M. Brookings County, South Dakota, as shown on the plat, and marked upon the ground boundaries thereof in the manner shown on the plat, and that the attached plat is a true and correct representation of said survey and that the parcel of land so platted contains: "PLAT OF BLOCK 2 AND BLOCK 3, VANLAECKEN'S ADDITION IN THE SE 1/4 OF SECTION 22, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA."

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 19th day of January, 2017.

Prepared By:



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



**OWNER'S CERTIFICATE**

We, Richard R. Vanlaecken and Donna L. Vanlaecken, 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 BLOCK 2 AND BLOCK 3, VANLAECKEN'S ADDITION IN THE SE ¼ OF SECTION 22, T109N, R50W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA."

IN WITNESS WHEREOF, We have executed this Owner's Certificate this 20<sup>th</sup> day of February, 2017.

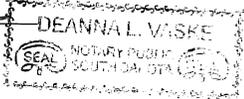
Richard R. Vanlaecken  
Richard R. Vanlaecken

Donna L. Vanlaecken  
Donna L. Vanlaecken

STATE OF South Dakota )  
 ) SS  
COUNTY OF Brookings )

On this 20<sup>th</sup> day of February, 2017, before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Richard R. Vanlaecken and Donna L. Vanlaecken, known to be the persons who executed the foregoing Owner's Certificate, and acknowledge to me that they executed the same.

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



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

It was moved by \_\_\_\_\_, seconded by \_\_\_\_\_, motion carried, the "PLAT OF BLOCK 2 AND BLOCK 3, VANLAECKEN'S ADDITION IN THE SE ¼ OF SECTION 22, T109N, R50W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA.", as described above and hereon be approved an accepted and the Chairman is hereby instructed to endorse on such plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017

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

ATTEST:

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

**CERTIFICATE OF HIGHWAY AUTHORITY**

I, \_\_\_\_\_, acting for \_\_\_\_\_, hereby approve access as shown on the attached plat to the abutting public highways subject to applicable laws, ordinances and permit requirements.

\_\_\_\_\_  
HIGHWAY AUTHORITY

**CERTIFICATE OF COUNTY PLANNING COMMISSION**

Approved by the Brookings County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION  
BROOKINGS COUNTY, SOUTH DAKOTA

**REGISTER OF DEEDS**

STATE OF SOUTH DAKOTA )  
 ) SS  
COUNTY OF BROOKINGS )

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Book \_\_\_\_\_ of Plats on page \_\_\_\_\_.

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



Prepared By:



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

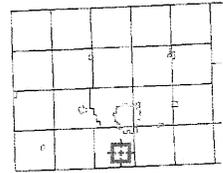


# Beacon™ Brookings County, SD

2017 plat 002



### Overview



### Legend

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

Parcel ID	120001095022410	Alternate ID	n/a	Owner Address	VANLAECKEN, RICHARD ET UX
Sec/Twp/Rng	22-109-50	Class	AGA		21773 470TH AVE
Property Address	21773 470TH AVE	Acreage	17.25		BROOKINGS SD 57006
	BROOKINGS				
District	12018				
Brief Tax Description	E 1/2 SE 1/4, E 30 RDS. OF W 1/2 SE 1/4 EXC PLATTED AREAS IN SEC 22-109-50 17.25 AC				
	(Note: Not to be used on legal documents)				

Date created: 2/23/2017  
 Last Data Uploaded: 2/18/2014 4:02:57 AM

 Developed by  
The Schneider Corporation