

#17-10

2017plat003 – March 7th, 2017

Prepared by Richard Haugen

March 8th, 2017 – The Brookings County Planning and Zoning Commission voted 8-ayes and 0-nays to recommend approval of plat 2017plat003 for Barbara Landsman at their March 7th, 2017 meeting.

Applicants/Owners: Barbara J. Landsman
21224 482nd Ave
Elkton, SD 57026

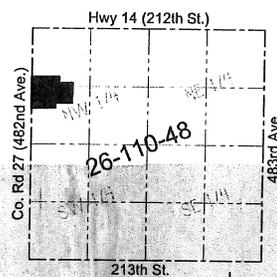
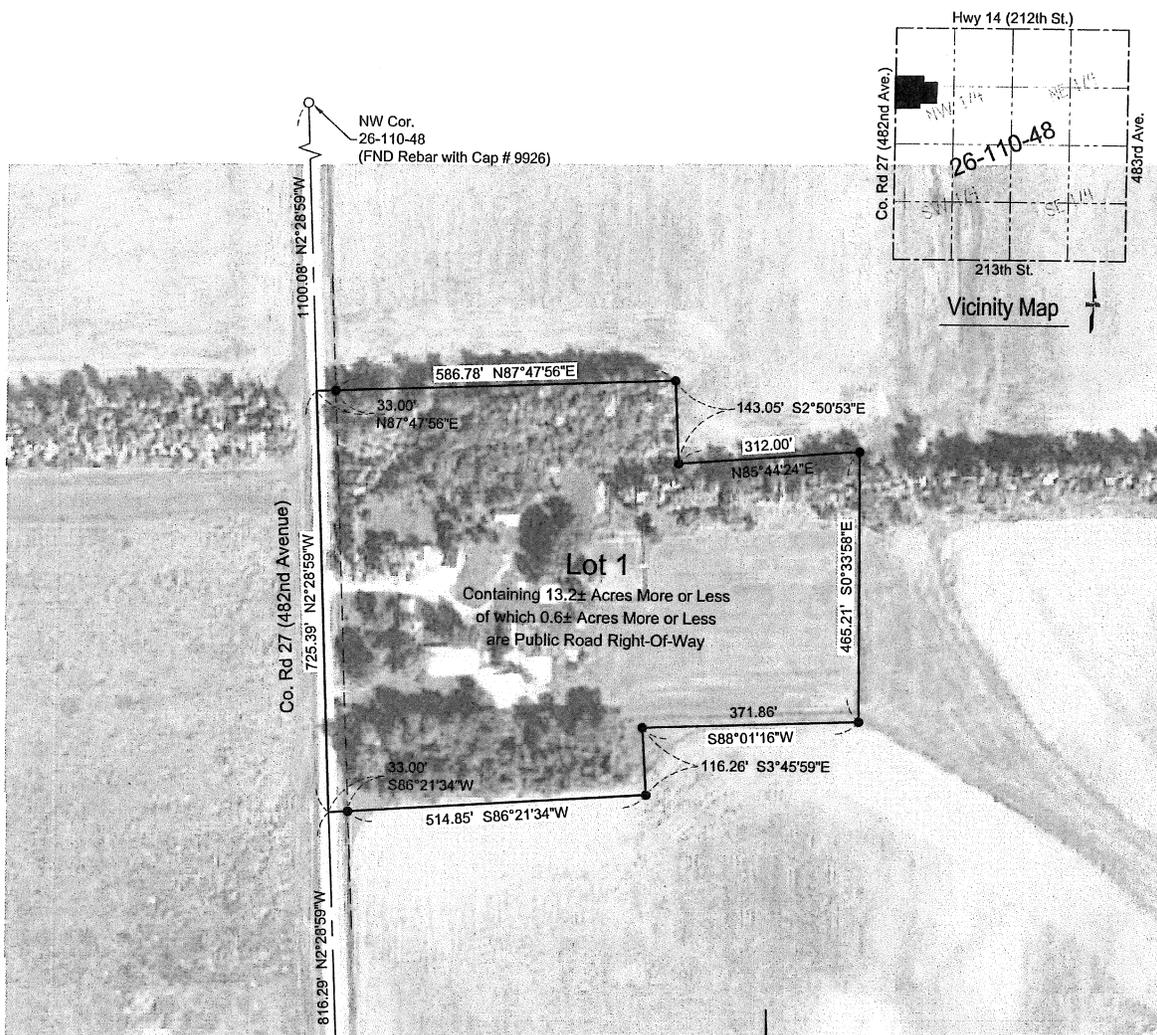
Legal Description: Plat of "Lot 1 Landsman Addition in the NW1/4 of Section 26, T110N, R48W of the 5th P.M., Brookings County, South Dakota."

2017plat003: Barbara Landsman is platting off 13.2 acres of an existing building site. The original size of the building site was deeded off in 1994, containing 20 acres, which included some farmland and part of a waterway, as shown on the attached beacon map. With the water way and farmland included in the current building site, it was not convenient for the owner of the farm ground to perform maintenance of the waterway or farming of the farm ground. The farm ground surrounding the building site is owned by a family member. This plat returns the farm ground and water way back to the owner of the farm ground, both parties involved are family members. The plat is for a change in the property line.

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

LOT 1, LANDSMAN ADDITION IN THE NW 1/4 OF SECTION 26, T110N, R48W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



Vicinity Map

North
 ○ Monument Recovered
 ● 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 NW 1/4 of Section 26, Township 110 North, Range 48 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 LOT 1, LANDSMAN ADDITION IN THE NW 1/4 OF SECTION 26, T110N, R48W 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.



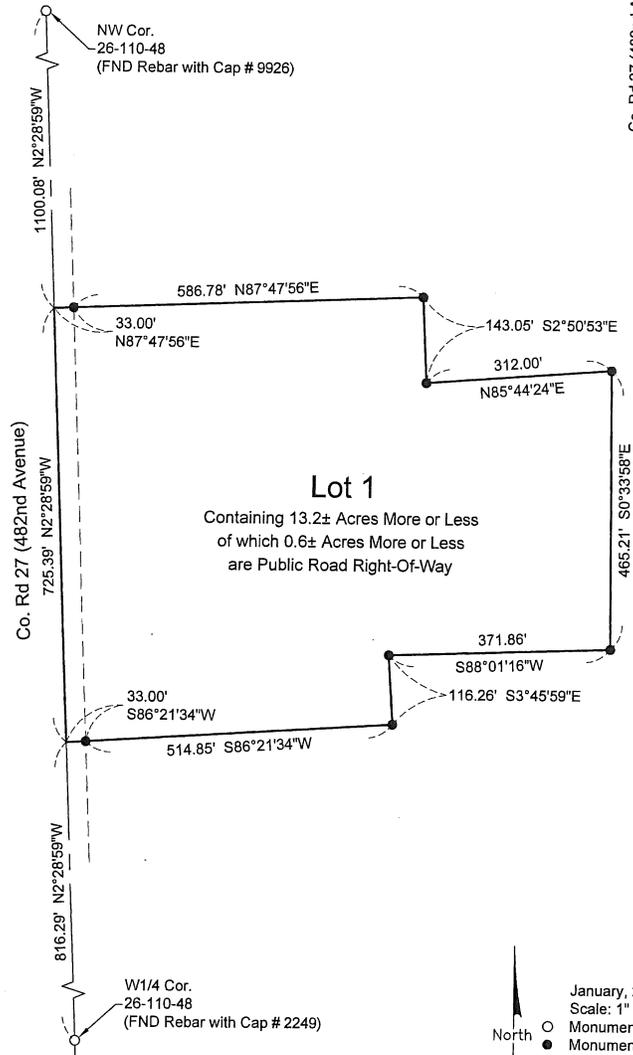
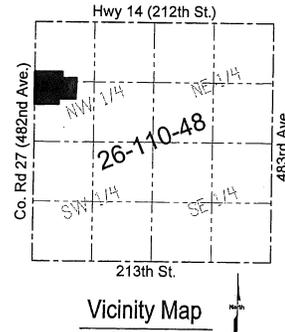
Prepared By:



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

PLAT OF

LOT 1, LANDSMAN ADDITION IN THE NW 1/4 OF SECTION 26, T110N, R48W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



Lot 1
Containing 13.2± Acres More or Less
of which 0.6± Acres More or Less
are Public Road Right-Of-Way

January, 2017
Scale: 1" = 200'
○ Monument Recovered
● Monument Set
3/8" x 18" Capped Rebar RLS 10400
Bearings are Based on Assumed Datum

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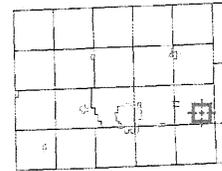
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Prepared By:
CIVIL DESIGN INC
Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200



Overview



Legend

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

Parcel ID	029801104826200	Alternate ID	n/a	Owner Address	LANDSMAN, BARBARA J
Sec/Twp/Rng	26-110-48	Class	NACS		21224 482ND AVE
Property Address	21224 482ND AVE	Acreage	n/a		ELKTON SD 57026
	ELKTON				
District	0203				
Brief Tax Description	W 1110' OF S 785' OF N 1850' OF NW 1/4 SEC. 26-110-48 20.00 AC				
	(Note: Not to be used on legal documents)				

Date created: 1/20/2017
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 Developed by
 The Schneider Corporation