

#17-18

2017plat004 – April 4th, 2017

Prepared by Richard Haugen

April 5th, 2017 – The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2017plat004 for Leola Messner at their April 4th, 2017 meeting.

Applicants/Owners: Leola Messner Trust, % First Bank & Trust,
PO Box 5057, Brookings, SD 57006

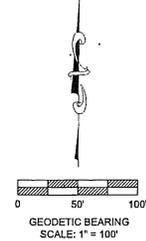
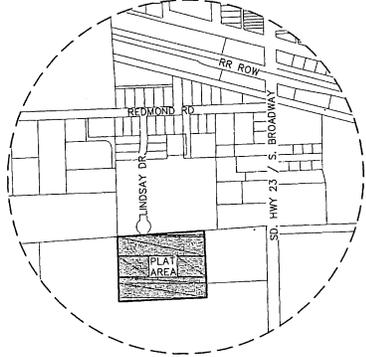
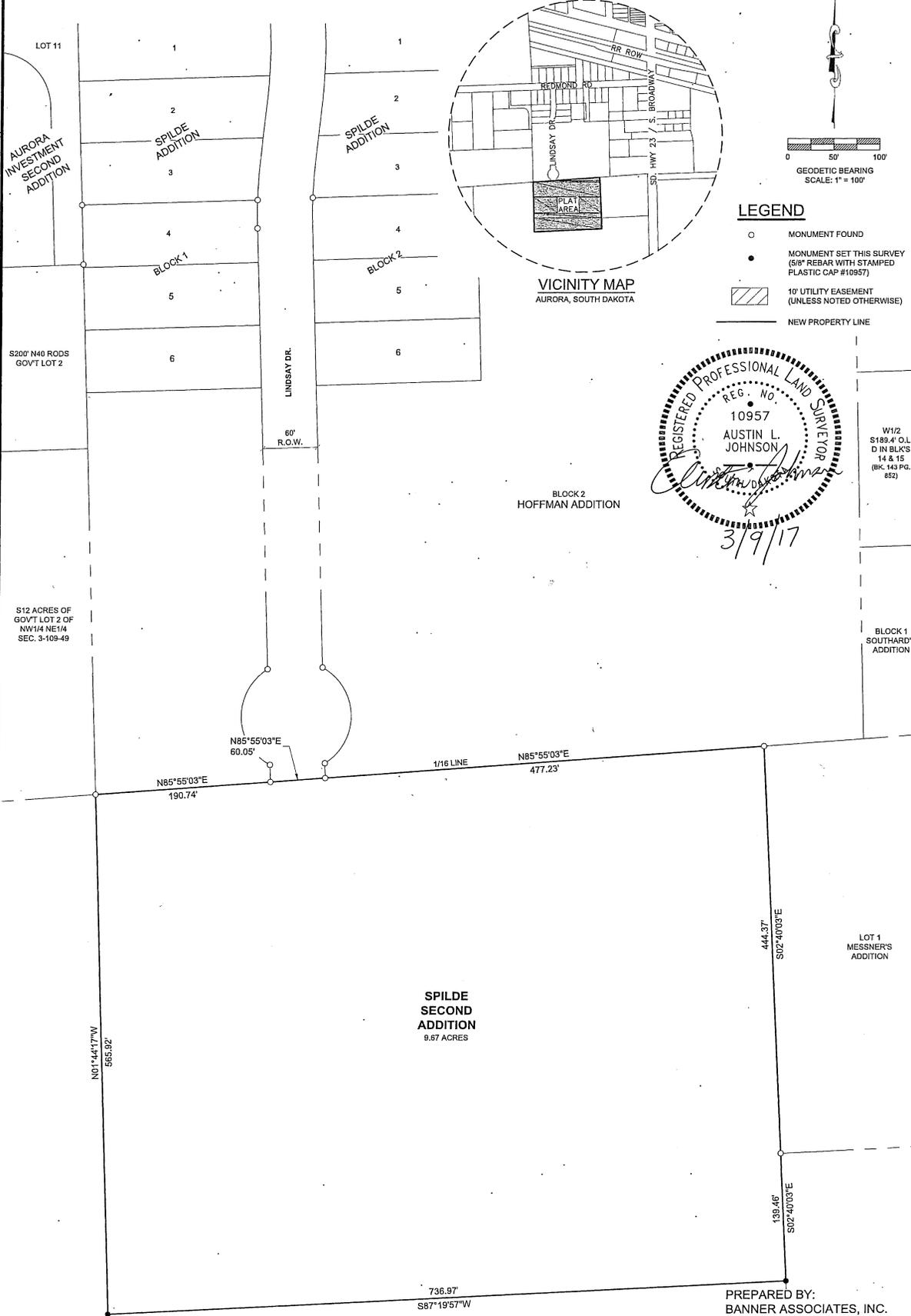
Legal Description: Plat of “Spilde Second Addition, an Addition in the S1/2 of the NE1/4 of Section 3-T109N, R49W, Brookings County, South Dakota.”

2017plat004: Leola Messner Trust is platting off 9.67 acres from a 54.15 acres parcel. The proposed parcel adjoins an existing development within the city of Aurora. The plat will have road access on “Lindsay Dr” to “Redmond Rd W” an Aurora City street. A developer has a purchase agreement with the property owner and the parcel would annexed into the City of Aurora. I have visited with the Aurora City Finance Officer, she is aware of the plat and the developer’s plans. The plat gives the property a legal description for the start of that process.

If the development does not go through and the parcel is not annexed into Aurora, a single residence could not be built on there, as it does not meet the size requirement of 35 acres.

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
SPILDE SECOND ADDITION
AN ADDITION IN THE S1/2 OF THE NE1/4 OF SECTION 3-T109N-R49W, BROOKINGS COUNTY, SOUTH DAKOTA



- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP #10957)
 - ▨ 10' UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
 - NEW PROPERTY LINE

REGISTERED PROFESSIONAL LAND SURVEYOR
 REG. NO. 10957
 AUSTIN L. JOHNSON
Austin L. Johnson
 3/9/17

W1/2
 S189.4' O.L.
 D IN BLK'S
 14 & 15
 (BK. 143 PG.
 852)

BLOCK 1
 SOUTHARD'S
 ADDITION

LOT 1
 MESSNER'S
 ADDITION

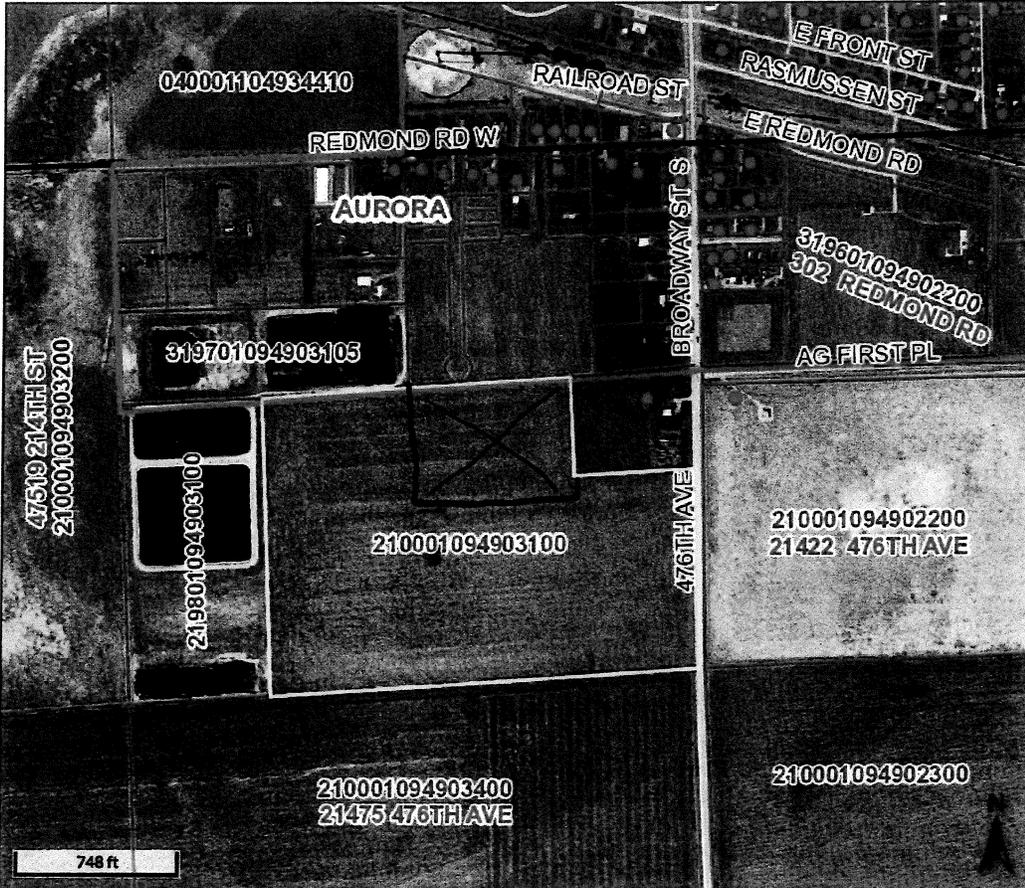
**SPILDE
 SECOND
 ADDITION**
 9.87 ACRES

S1/2 NE1/4 EXC. MESSNER'S ADDITION
 & EXC. W1/2 SW1/4 NE1/4 3-109-49

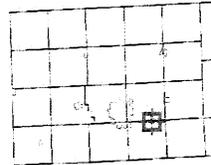
SHEET 1 OF 2

PREPARED BY:
 BANNER ASSOCIATES, INC.
 409 22nd AVE. S.
 BROOKINGS, SD 57006
 (605) 692-6342
 MARCH 2017

2017 plat 004



Overview



Legend

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

Parcel ID	210001094903100	Alternate ID	n/a	Owner Address	MESSNER, LEOLA TRUST
Sec/Twp/Rng	3-109-49	Class	AGA		SEND TO: FIRST BANK & TRUST
Property Address		Acreage	54.15		PO BOX 5057
					BROOKINGS SD 57006
District	2101				
Brief Tax Description	S 1/2 NE 1/4 EXC MESSNER'S ADDN & EXC W 1/2 SW 1/4 NE 1/4 SEC 3-109-49 54.15 AC				
	(Note: Not to be used on legal documents)				

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