

#17-42

2017plat009 – September 5th, 2017

Prepared by Richard Haugen

September 6th, 2017 – The Brookings County Planning and Zoning Commission voted 8-ayes and 0-nays to recommend approval of plat 2017plat009 for Carson Farms LLC at their September 5th, 2017 meeting.

Applicant/Owner: Carson Farms LLC, 2053 471st Ave, Brookings, SD 57006

Legal Description: "Plat of Smith Addition in the NE ¼ of Section 11 - T111N - R50W of the 5th P.M., Brookings County, South Dakota."

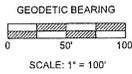
2017plat009: Carson Farms LLC is platting off 2.33 acres around an existing 1 acre building site. The 1 acre building site was an old school site that was platted off on October 3, 1968 and remodeled into a residence. The residence is owned by a second party, they have a purchase agreement for the additional 2.33 acres of shelterbelt that is being platted around the residence. Included in the plat is a 2,000 square foot access easement for the continued use of an existing driveway for access to the farm ground.

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 SMITH ADDITION IN THE NE1/4 OF SECTION 11-T111N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

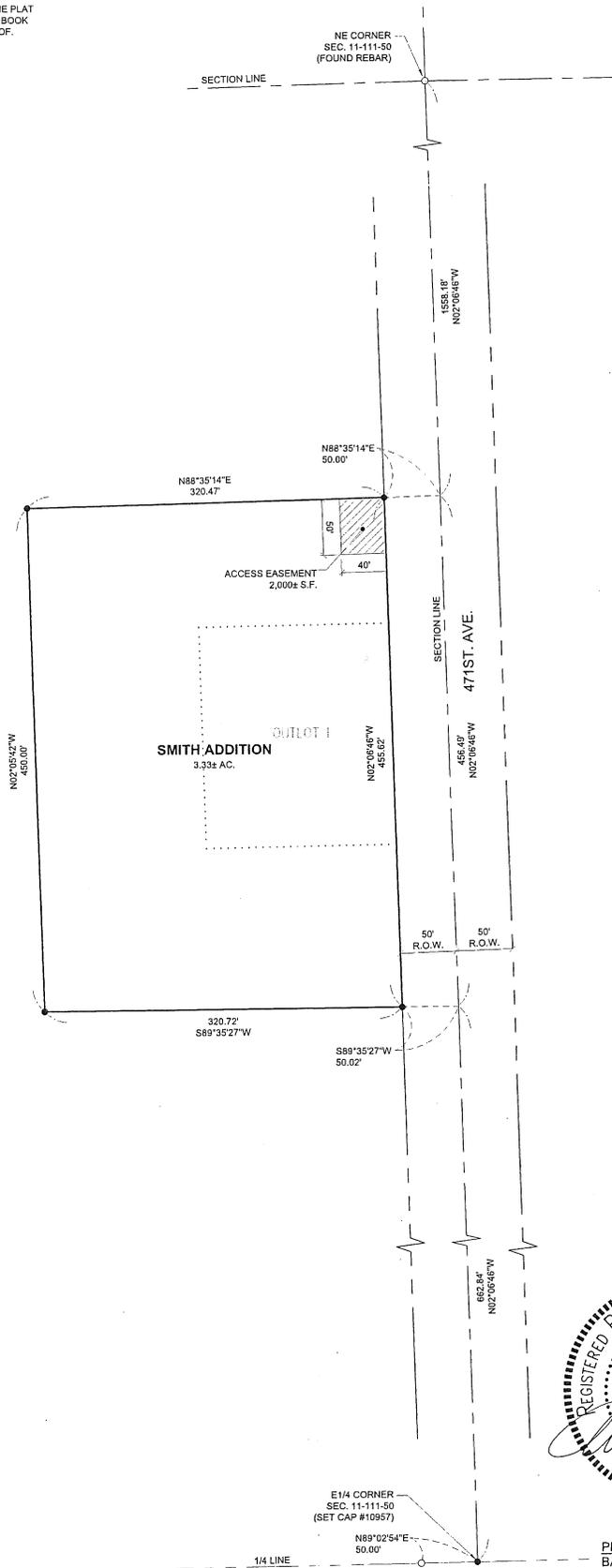
VACATION NOTICE

THIS PLAT SHALL VACATE THE PLAT OF OUTLOT 1 RECORDED IN BOOK 8 OF PLATS, PAGE 88 THEREOF.

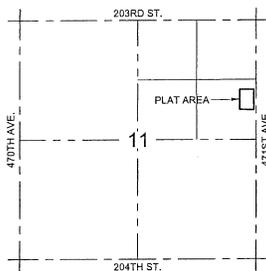


LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP #10957)
- PROPERTY LINE VACATED BY THIS PLAT



NE1/4
11-111-50

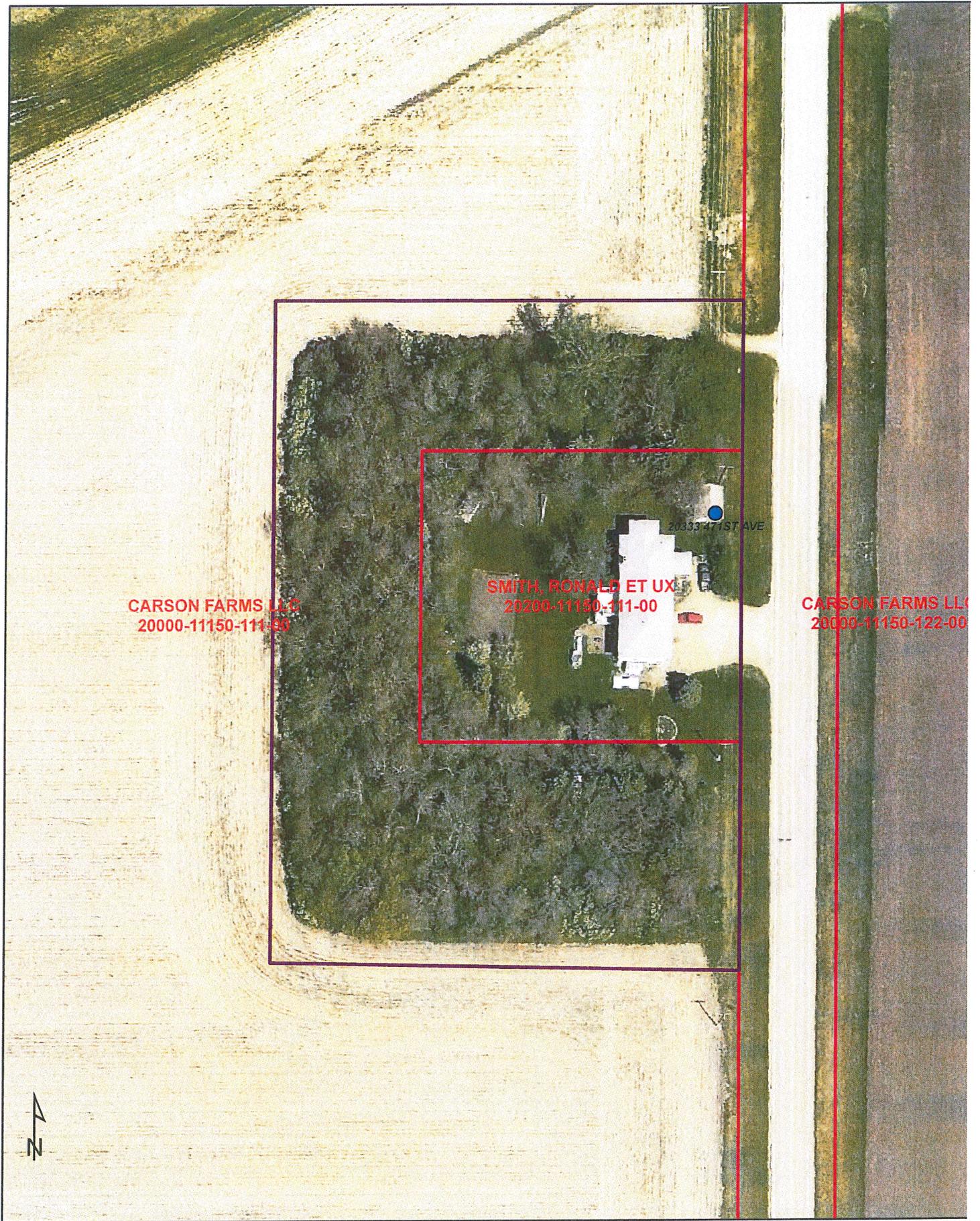


VICINITY MAP
SECTION 11-111-50



4-25-17

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



CARSON FARMS LLC
20000-11150-114-00

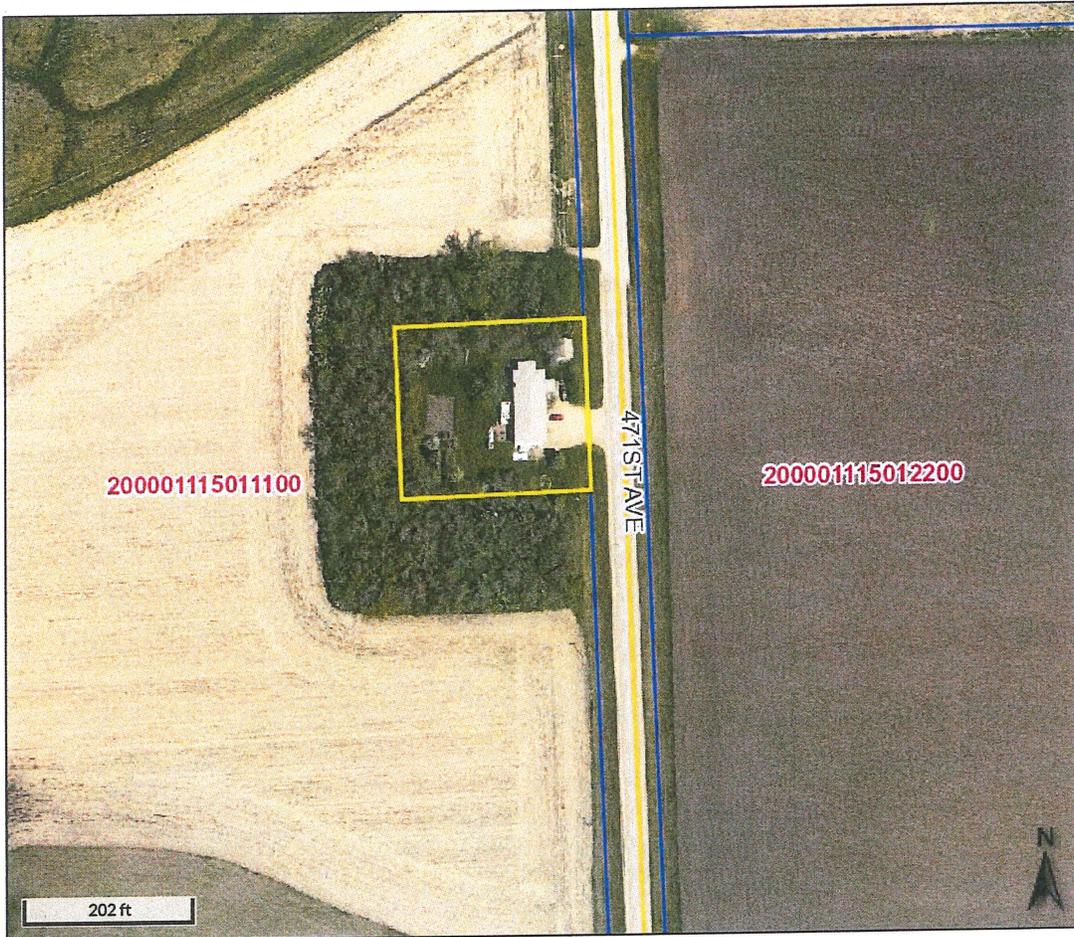
SMITH, RONALD ET UX
20200-11150-111-00

CARSON FARMS LLC
20000-11150-122-00

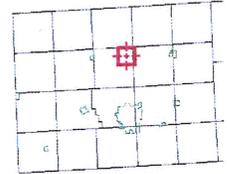
20333 471ST AVE



Smith Addition



Overview



Legend

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

Parcel ID 202001115011100
 Sec/Twp/Rng 11-111-50
 Property Address 20333 471ST AVE
 BROOKINGS

Alternate ID n/a
 Class NACS
 Acreage n/a

Owner Address SMITH, RONALD ET UX
 20333 471ST AVE
 BROOKINGS SD 57006

District 2001
 Brief Tax Description OL 1 OF NE1/4 IN SEC 11-111-50 1.00 AC
 (Note: Not to be used on legal documents)

2017 plat 009

Date created: 8/7/2017
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