

#17-51

BROOKINGS COUNTY DEVELOPMENT

Brookings City & County Government Center
520 3rd Street, Suite 200
BROOKINGS, SOUTH DAKOTA 57006
(605)-696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Planning and Zoning Commission
November 7th, 2017 – 7:00 PM meeting

2017plat013 – November 7th, 2017

Prepared by Richard Haugen

November 8th, 2017: The Brookings County Planning and Zoning Commission voted 9-eyes and 0-nays to recommend approval of plat 2017plat013 at their November 7th, 2017 meeting.

Applicant/Owner: South Dakota Soybean Processors LLC, 100 Caspian Ave, Volga, SD 57071

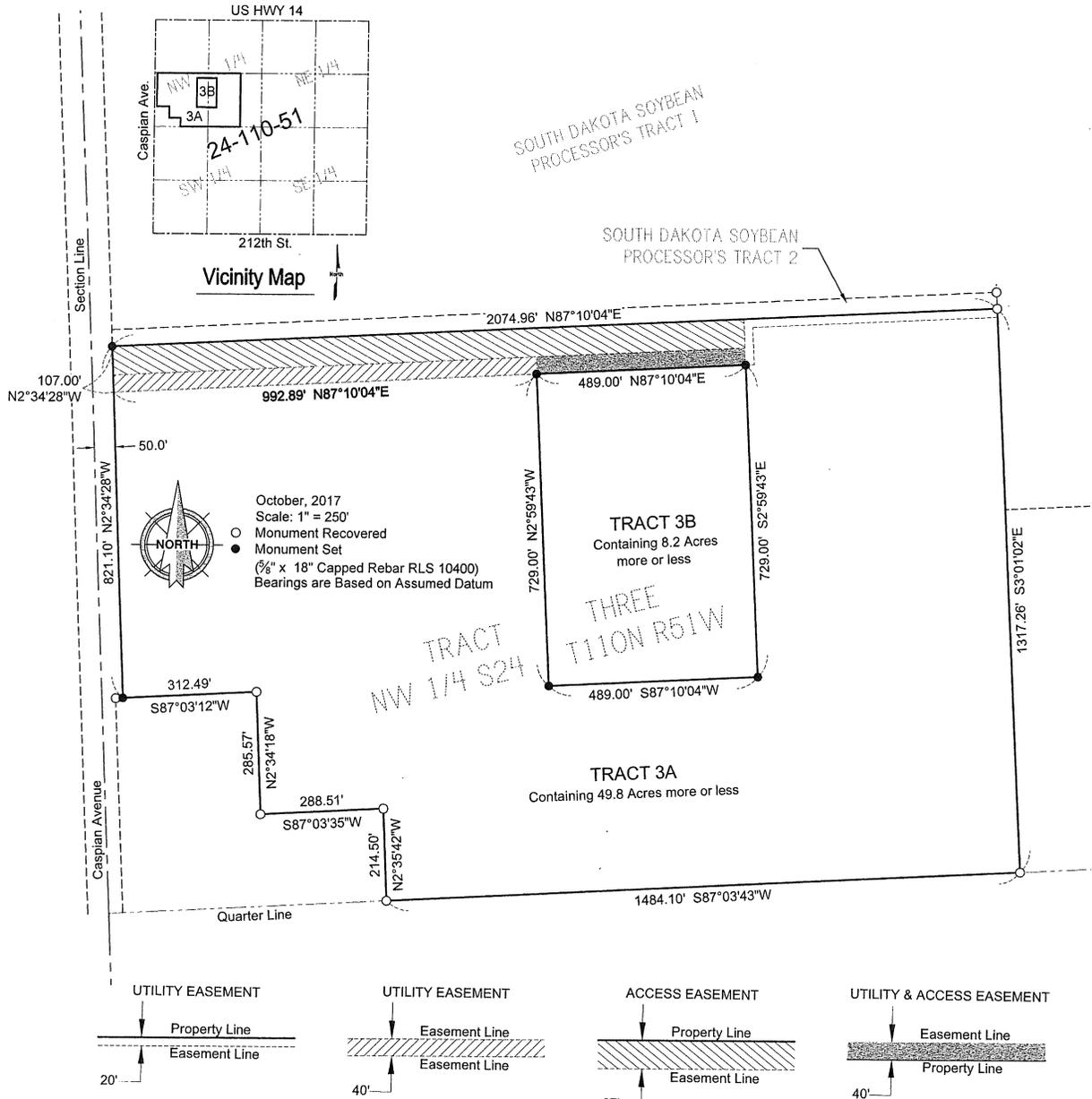
Legal Description: "Plat of South Dakota Soybean Processor's Tract 3A & 3B in the NW ¼ of Section 24 - T110N - R51W of the 5th P.M., Brookings County, South Dakota."

2017plat013: South Dakota Soybean Processor's LLC is re-platting "South Dakota Soybean Processor's Tract 3 in the NW1/4 of Section 24, T110N, R51W" into Tracts 3A - 49.8 acres and Tract 3B - 8.2 acres. The land is currently being farmed except for an area on the west end that is used for temporary seasonal storage. Tract 3A contains 49.8 acres and will remain farmland. Tract 3B contains 8.2 acres and owner has applied for Tract 3B to be rezoned from Agricultural to Commercial/Industrial. The 8.2 acres will be the future location of a proposed commercial/industrial agricultural processing plant. Tract 3B will access a private road with a legal description of "South Dakota Soybean Processor's Tract 2 in the NW1/4 of Section 24, T110N, R51W" the road has previously been platted off. Access and Utility easements are noted on both Tracts 3A and 3B for ingress/egress and utilities by the City of Volga. Tract 3B meets the minimum Commercial/Industrial size requirement of 2 acres.

PLAT OF

SOUTH DAKOTA SOYBEAN PROCESSOR'S TRACTS 3A & 3B IN THE NW 1/4 OF SECTION 24, T110N, R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

THIS PLAT TO VACATE AND REPLAT TRACT THREE OF THE PLAT ENTITLED "PLAT OF SOUTH DAKOTA SOYBEAN PROCESSOR'S TRACT THREE IN THE NW 1/4 OF SECTION 24, TOWNSHIP 110 NORTH, RANGE 51 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA", FILED FOR RECORD ON OCTOBER 14TH, 2009 AT 11:45 A.M. IN PLAT BOOK 27, PAGE 34.



October, 2017
Scale: 1" = 250'
○ Monument Recovered
● Monument Set
(3/8" 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 10th day of October, 2017 and at the request of the owner of the real property hereinafter described, surveyed and replatted Tract Three of "PLAT OF SOUTH DAKOTA SOYBEAN PROCESSOR'S TRACT THREE IN THE NW 1/4 OF SECTION 24, TOWNSHIP 110 NORTH, RANGE 51 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 SOUTH DAKOTA SOYBEAN PROCESSOR'S TRACTS 3A & 3B IN THE NW 1/4 OF SECTION 24, T110N, R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 10th day of October, 2017.

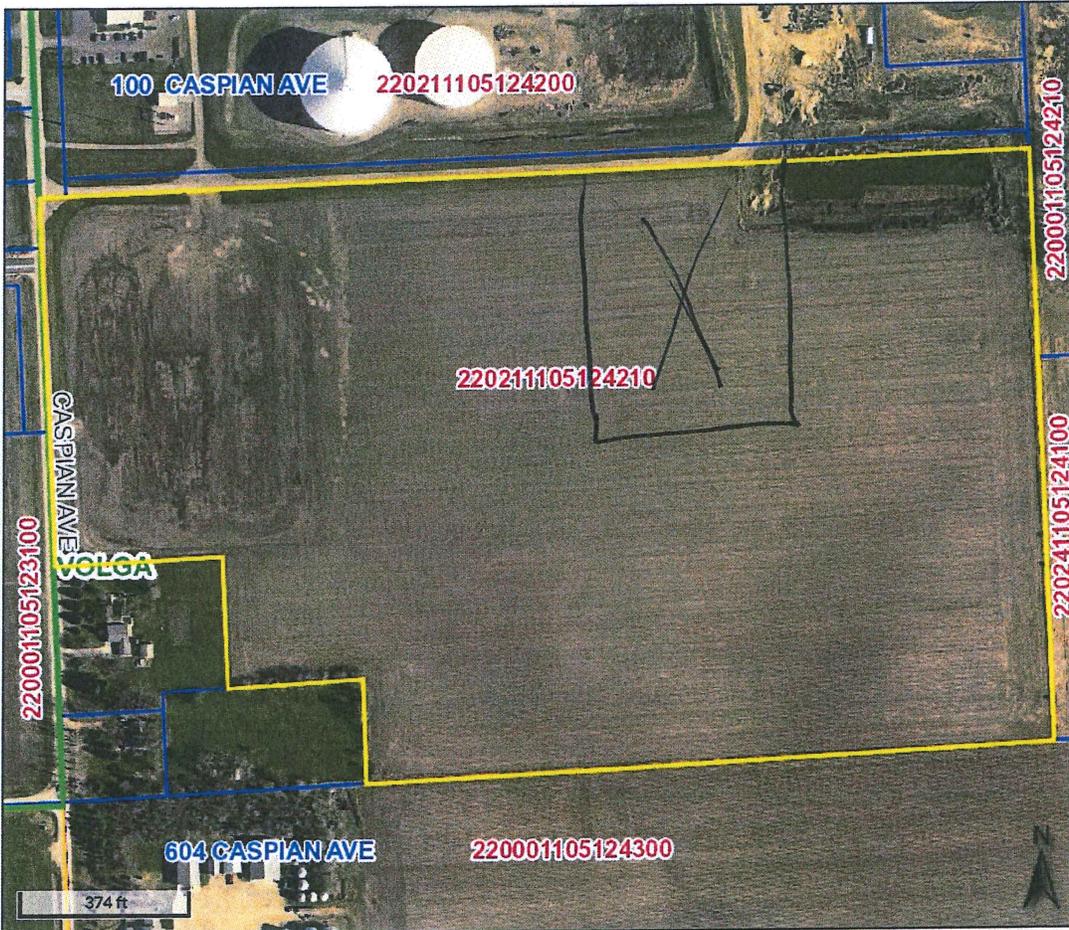
Prepared By:



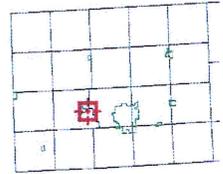
Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200



BeaconTM Brookings County, SD
2017 plat 013



Overview



Legend

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

| | | | | | |
|-----------------------|---|--------------|------|---------------|---------------------------|
| Parcel ID | 220211105124210 | Alternate ID | n/a | Owner Address | SD SOYBEAN PROCESSORS LLC |
| Sec/Twp/Rng | 24-110-51 | Class | AGA | | PO BOX 500 |
| Property Address | | Acreage | 58.9 | | VOLGA SD 57071 |
| District | 2205 - VOLGA TWP/VOLGA SCH | | | | |
| Brief Tax Description | SD SOYBEAN PROCESSOR'S TRACT 3 IN NW 1/4 SEC 24-110-51 58.90 AC | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 10/24/2017
Last Data Uploaded: 10/24/2017 1:25:47 AM

Developed by
The Schneider Corporation