

18-20A

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

Brookings, SD 57006

(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Planning and Zoning Commission-

Brookings County Board of Adjustment

March 22nd, 2018 – 7:00 PM meeting

2018plat001– March 22nd, 2018

Prepared by Richard Haugen

July 10, 2018

March 23, 2018: The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2018plat009 at their March 22, 2018 meeting. This plat was delayed until this time, as all the requirements had not been met by the current property landowners.

Applicant/Owner: Western Area Power Administration (WAPA) by Mary Klozenbucher, 200 4th St SW, Huron, SD 57350

Site Owners: James C. Christophersen Trust, 20718 471st Ave., Brookings, SD 57006 (Lot 1)
Brookings Farm LLC, 515 S. Minnesota Ave., Brookings, SD 57006 (Lot 2).

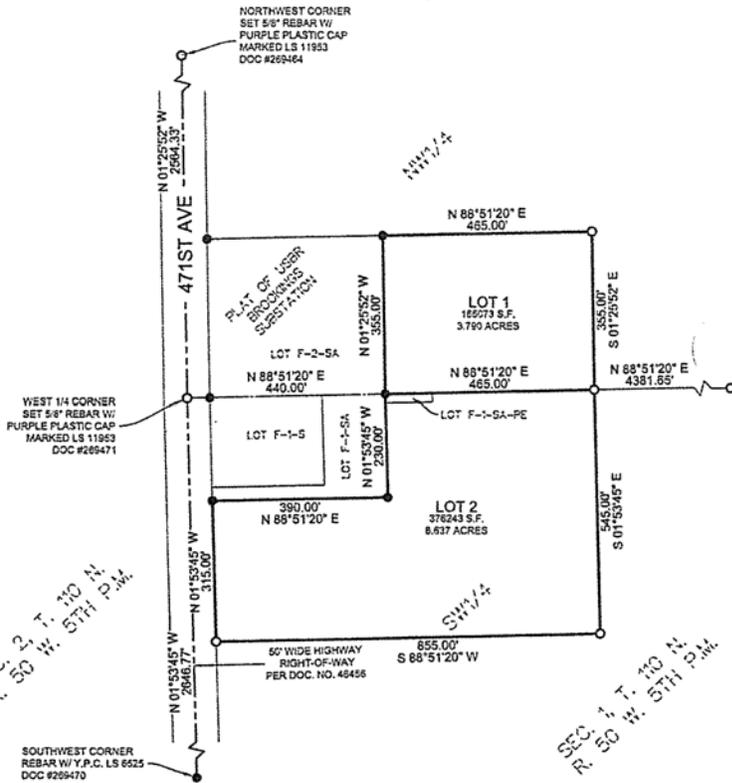
Legal Description: "Plat of Brookings Substation 2nd Addition a re-plat of USBR Brookings Substation and un-platted portion of land located in SW1/4 of the NW1/4 and NW1/4 of the SW1/4 of Section 1, T110N, R50W, of the 5th P.M., Brookings County, South Dakota."

2018plat001: The Western Area Power Administration (WAPA), a Federal Governmental Agency, is expanding their existing electrical substation located on 471st Street (Medary Ave) North of the US Highway 14 By-Pass. The proposed Lot 1 contains 3.790 acres and Lot 2 contains 8.637 acres. The proposed lots will expand the existing substation to the east and south of its current location. The current use of the land is farming, crop production.

2018plat001
Staff Report
March 22nd, 2018

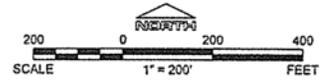
BROOKINGS SUBSTATION 2ND ADDITION

A REPLAT OF USBR BROOKINGS SUBSTATION AND AN UNPLATTED PORTION OF LAND LOCATED IN SW1/4 OF THE NW1/4 AND NW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 110 NORTH, RANGE 50 WEST, FIFTH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND

- MONUMENT FOUND
- 5/8" REBAR LS 11953 CAP SET
- SECTION LINE
- QUARTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE



SURVEYOR:
 KLJ
 DANIEL WAGNER (PLS 11553)
 1505 30TH AVE S
 MOORHEAD, MN 56560

OWNER:
 LOT 1:
 JAMES C. CHRISTOPHERSEN AND ERMA J. CHRISTOPHERSEN, AS TRUSTEES OF THE JAMES C. CHRISTOPHERSEN TRUST DATED FEBRUARY 26, 2002

LOT 2:
 BROOKINGS FARM, LLC
 DAVID KING TRUSTEE

PLAT SIZE INFORMATION
 BROOKINGS SUBSTATION 2ND ADDITION
 12.427 ACRES

BASIS OF BEARING
 HORIZONTAL: US STATE PLANE NAD 83
 ZONE: SOUTH DAKOTA SOUTH ZONE
 DATUM: NAD83(2011)
 VERTICAL: GEOID12A (CONUS) NAVD88
 UNITS: US SURVEY FOOT
 DISTANCES: GRID

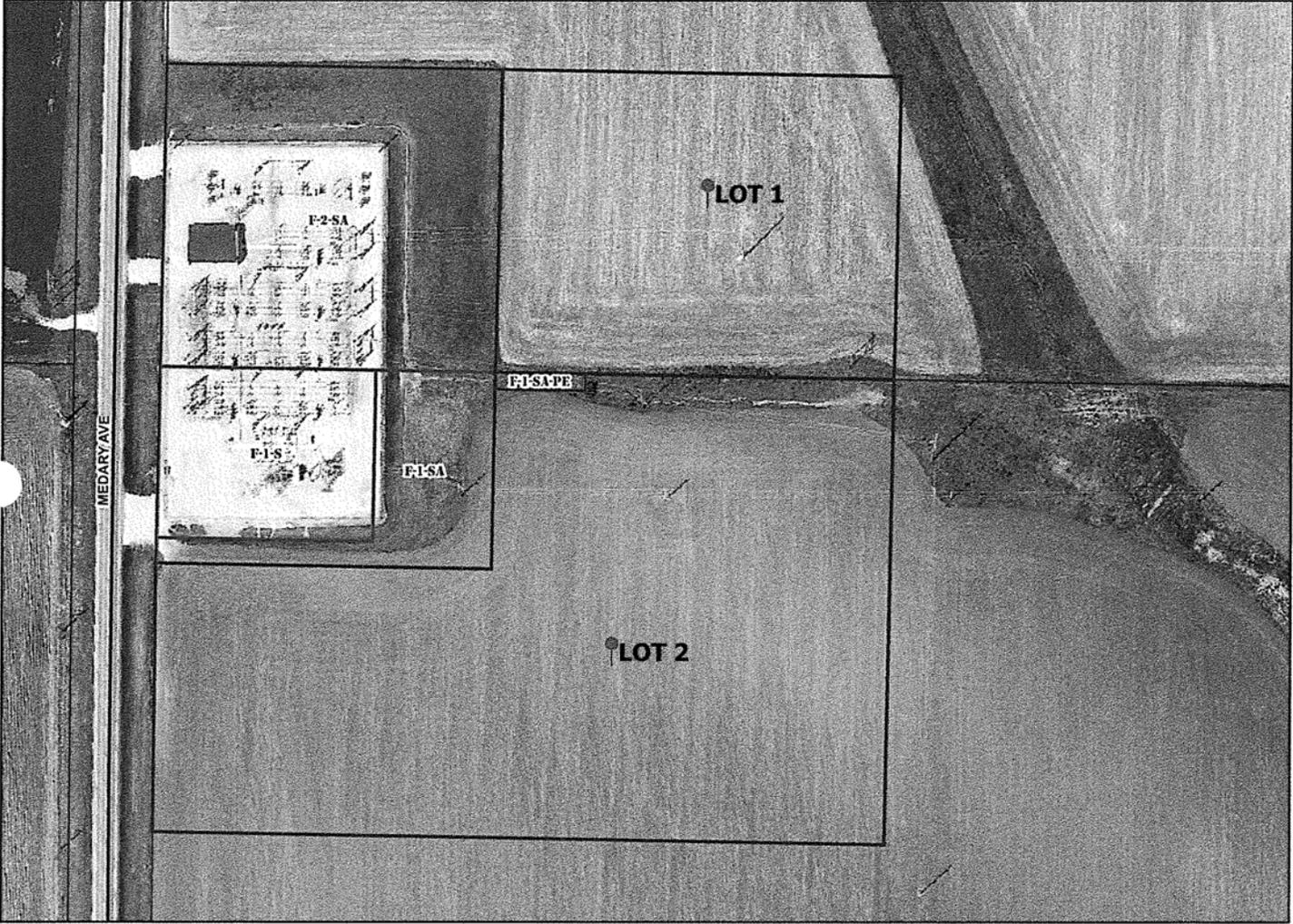
- NOTES**
1. SURVEY WORK WAS PERFORMED JUNE 28, 2017
 2. LOT F-1-SA-PE IS NOT A LOT BY FEE BUT AN EASEMENT (Bk 90 Misc Pg 363-365)



NO.	DATE	BY	FOR	UNIT
1	06/28/17	DW	REPLAT	1
2				
3				
4				

BROOKINGS SUBSTATION 2ND ADDITION
 A PORTION OF LAND LOCATED IN SW1/4 AND NW1/4 OF SECTION 1, TOWNSHIP 110 NORTH, RANGE 50 WEST, FIFTH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA
 PLAT

Jan 24, 2015 - 8:48am - P:\Projects\1074\201710-Brookings Substation\201710-PLAT.dwg (P1)



BROOKINGS SUBSTATION 2ND ADDITION



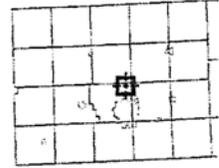
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2018 plat 001
Brookings County, SD

map 1 of 3



Overview



Legend

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

Parcel ID	062501105001300	Alternate ID	n/a	Owner Address	US DEPARTMENT OF THE INTERIOR
Sec/Twp/Rng	1-110-50	Class	G		BUREAU OF RECLAMATION
Property Address	4724 MEDARY AVE BROOKINGS	Acreage	n/a		PO BOX 825 HURON SD 57350
District	0601				
Brief Tax Description	LOTS F-1-S, F-1-SA, F-2-SA & F-1-SA-PE IN SW1/4 NW1/4 & NW1/4 SW1/4 SEC 1-110-50 5.29 AC (Note: Not to be used on legal documents)				

Date created: 2/14/2018
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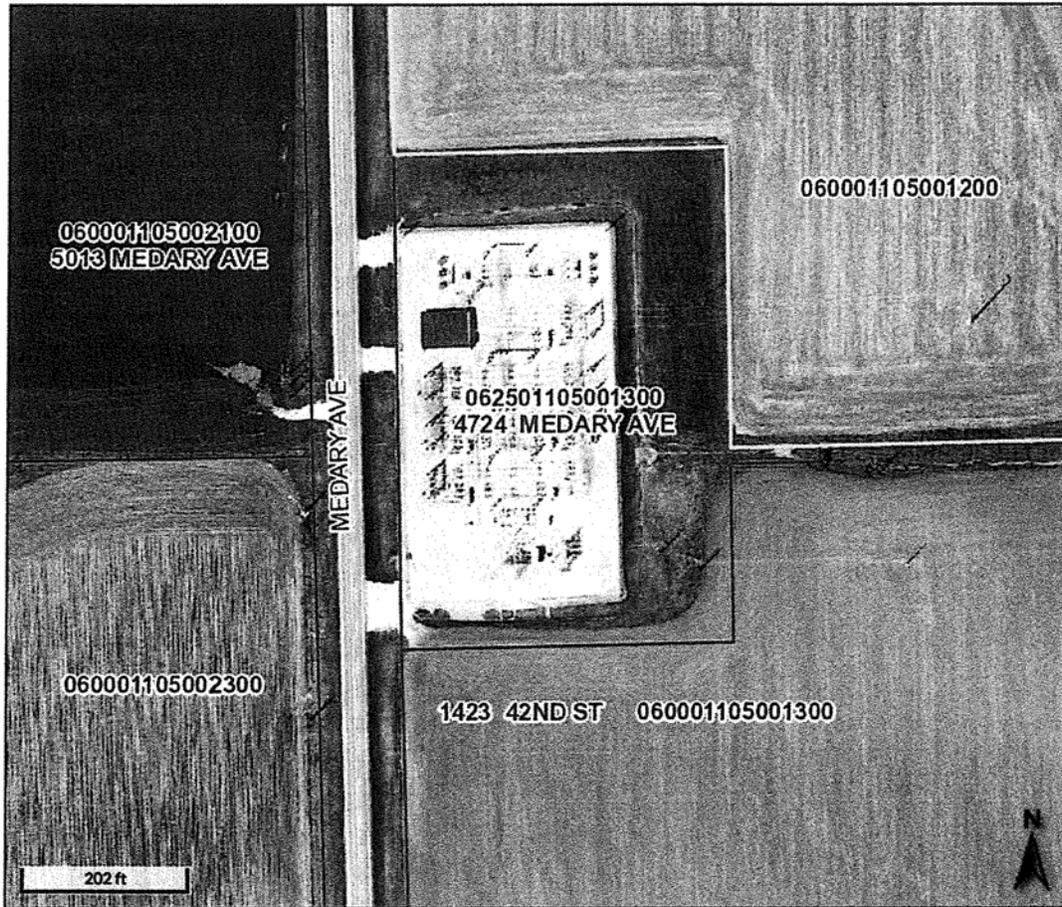
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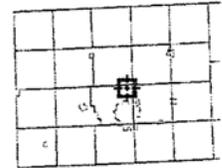
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2018 plat 001
Brookings County, SD

map 2 of 3



Overview



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Parcel ID	060001105001200	Alternate ID	n/a	Owner Address	CHRISTOPHERSEN, JAMES C TRUST
Sec/Twp/Rng	1-110-50	Class	AGA		20718 471ST AVE
Property Address		Acreage	126.61		BROOKINGS SD 57006
District	0601				
Brief Tax Description	NW 1/4 EXC 3.18 ACRES & EXC N 850' OF W 1192' SEC 1-110-50 126.61 ACRES				
	(Note: Not to be used on legal documents)				

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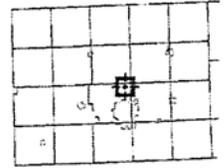
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2018plat001

map 3 of 3



Overview



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Parcel ID	060001105001300	Alternate ID	n/a	Owner Address	BROOKINGS FARM LLC
Sec/Twp/Rng	1-110-50	Class	AGA		515 S MINNESOTA AVE
Property Address	1423 42ND ST BROOKINGS	Acreage	145.85		SIOUX FALLS SD 57104
District	0601				
Brief Tax Description	SW 1/4 EXC. LOT U-1 & H-2 & .91 AC TRACT & EXC E 570' OF W 1530' OF S 653' SEC 1-110-50 145.85 ACRES (Note: Not to be used on legal documents)				

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