

# 18-30

**BROOKINGS COUNTY DEVELOPMENT**  
Planning, Zoning and Drainage / Emergency Management  
Brookings City & County Government Center  
520 3<sup>rd</sup> Street, Suite 200  
Brookings, SD 57006  
(605) 696-8350  
E-Mail: zoning@brookingscountysd.gov

Brookings County Planning and Zoning Commission  
August 7, 2018 – 7:00 PM meeting

## 2018plat011– August 7, 2018

Prepared by Richard Haugen

August 8, 2018: The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2018plat011 at their August 7, 2018 meeting.

Applicant/Owner: JAARL Investments LLC by Mark Norgaard, PO Box 404, Volga, SD 57017

Legal Description: "Plat of Lots 1 Through 6 of Block 1, Lots 7 Through 19 of Block 2, and Block 3, Arlington Beach Addition in the SW1/4 of Section 5, T112N, R52W., of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

2018plat011: JAARL Investments by Mark Norgaard is re-platting their property into Lots 1-6 of Block 1, Lots 7-19 of Block 2 and Block 3 Arlington Beach Addition. There was previously 3 separate plats for these lots. The three separate plates will be vacated and replaced with this plate. Blocks 1 and 2 contain the cabin structures and Block 3 contains Arlington Beach Resort. Arlington Beach Resort is located on Lake Poinsett and is a permitted resort in Brookings County. The re-platting of the property will allow the individual cabin owner to own the cabin and the property it is built on. The streets and common areas will be owned and maintained by a homeowners association. Resorts were included in the Lake Park Ordinance update to allow this type of use.

2018plat011  
Staff Report  
August 7, 2018

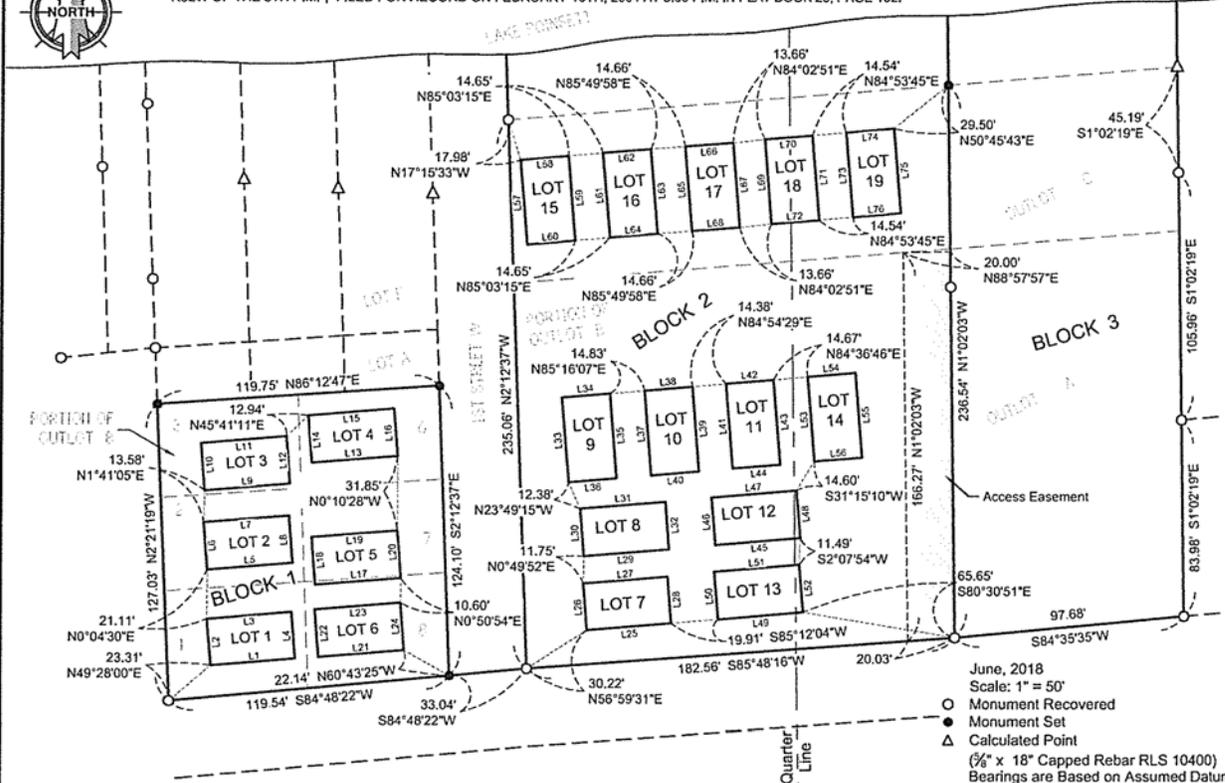
# PLAT OF

## LOTS 1 THROUGH 6 OF BLOCK 1, LOTS 7 THROUGH 19 OF BLOCK 2, AND BLOCK 3, ARLINGTON BEACH ADDITION IN THE SW ¼ OF SECTION 5, T112N, R52W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

THIS PLAT TO VACATE AND REPLAT LOTS 1, 2, 3, 6, 7, AND 8 OF "SUBDIVISION OF LOT 1 & OUTLOT B LAKE POINSETT HEIGHTS SECTION 5 T112N R52W OF THE 5TH P.M.", FILED FOR RECORD ON MARCH 22ND, 1923 AT 8:00 A.M. IN PLAT BOOK 4, PAGE 33.

THIS PLAT TO VACATE AND REPLAT OUTLOT A AND A PORTION OF OUTLOT B OF "OUTLOTS A AND B A SUBDIVISION OF LOTS 2 & 3 SECTION 5 T112N R52W OF THE 5TH P.M.", FILED FOR RECORD ON AUGUST 20TH, 1910 AT 9:00 A.M. IN PLAT BOOK 2, PAGE 32.

THIS PLAT TO VACATE AND REPLAT OUTLOT C OF "PLAT OF OUTLOT C A SUBDIVISION OF GOVERNMENT LOTS 2 & 3 IN SECTION 5 T112N R52W OF THE 5TH P.M.", FILED FOR RECORD ON FEBRUARY 10TH, 2004 AT 3:00 P.M. IN PLAT BOOK 23, PAGE 102.



June, 2018  
 Scale: 1" = 50'  
 ○ Monument Recovered  
 ● Monument Set  
 △ Calculated Point  
 (3/8" x 18" Capped Rebar RLS 10400)  
 Bearings are Based on Assumed Datum

Line	Bearing	Distance												
L1	S 85°17'12"W	35.97'	L17	S 85°32'50"W	36.35'	L33	N 4°45'45"W	36.35'	L49	S 85°09'14"W	20.35'	L65	N 4°45'45"W	36.35'
L2	N 4°47'09"W	19.93'	L18	N 4°27'10"W	20.35'	L34	N 85°14'15"E	20.35'	L50	N 4°50'46"W	20.35'	L66	N 85°14'15"E	20.35'
L3	N 85°12'31"E	35.98'	L19	N 85°32'50"E	36.35'	L35	S 4°45'45"E	36.35'	L51	N 85°09'14"E	36.35'	L67	S 4°45'45"E	36.35'
L4	S 4°46'58"E	19.98'	L20	S 4°27'10"E	20.35'	L36	S 85°14'15"W	20.35'	L52	S 4°50'46"E	20.35'	L68	S 85°14'15"W	20.35'
L5	S 85°32'50"W	36.35'	L21	S 85°32'50"W	36.35'	L37	N 4°45'45"W	36.35'	L53	N 4°45'45"W	36.35'	L69	N 4°45'45"W	36.35'
L6	N 4°27'10"W	20.35'	L22	N 4°27'10"W	20.35'	L38	N 85°14'15"E	20.35'	L54	N 85°14'15"E	20.35'	L70	N 85°14'15"E	20.35'
L7	N 85°32'50"E	36.35'	L23	N 85°32'50"E	36.35'	L39	S 4°45'45"E	36.35'	L55	S 4°45'45"E	36.35'	L71	S 4°45'45"E	36.35'
L8	S 4°27'10"E	20.35'	L24	S 4°27'10"E	20.35'	L40	S 85°14'15"W	20.35'	L56	S 85°14'15"W	20.35'	L72	S 85°14'15"W	20.35'
L9	S 85°32'50"W	36.35'	L25	S 85°16'03"W	36.02'	L41	N 4°45'45"W	36.35'	L57	N 4°45'45"W	36.35'	L73	N 4°45'45"W	36.35'
L10	N 4°27'10"W	20.35'	L26	N 4°31'09"W	19.98'	L42	N 85°14'15"E	20.35'	L58	N 85°14'15"E	20.35'	L74	N 85°14'15"E	20.35'
L11	N 85°32'50"E	36.35'	L27	N 85°11'59"E	35.99'	L43	S 4°45'45"E	36.35'	L59	S 4°45'45"E	36.35'	L75	S 4°45'45"E	36.35'
L12	S 4°27'10"E	20.35'	L28	S 4°36'05"E	20.02'	L44	S 85°14'15"W	20.35'	L60	S 85°14'15"W	20.35'	L76	S 85°14'15"W	20.35'
L13	S 85°32'50"W	36.35'	L29	S 85°26'18"W	36.35'	L45	S 85°09'14"W	36.35'	L61	N 4°45'45"W	36.35'			
L14	N 4°27'10"W	20.35'	L30	N 4°33'42"W	20.35'	L46	N 4°50'46"W	20.35'	L62	N 85°14'15"E	20.35'			
L15	N 85°32'50"E	36.35'	L31	N 85°26'18"E	36.35'	L47	N 85°09'14"E	36.35'	L63	S 4°45'45"E	36.35'			
L16	S 4°27'10"E	20.35'	L32	S 4°33'42"E	20.35'	L48	S 4°50'46"E	20.35'	L64	S 85°14'15"W	20.35'			

### 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 28th day of June, 2018 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the SW ¼ of Section 5, Township 112 North, Range 52 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: "LOTS 1 THROUGH 6 OF BLOCK 1, LOTS 7 THROUGH 19 OF BLOCK 2, AND BLOCK 3, ARLINGTON BEACH ADDITION IN THE SW ¼ OF SECTION 5, T112N, R52W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

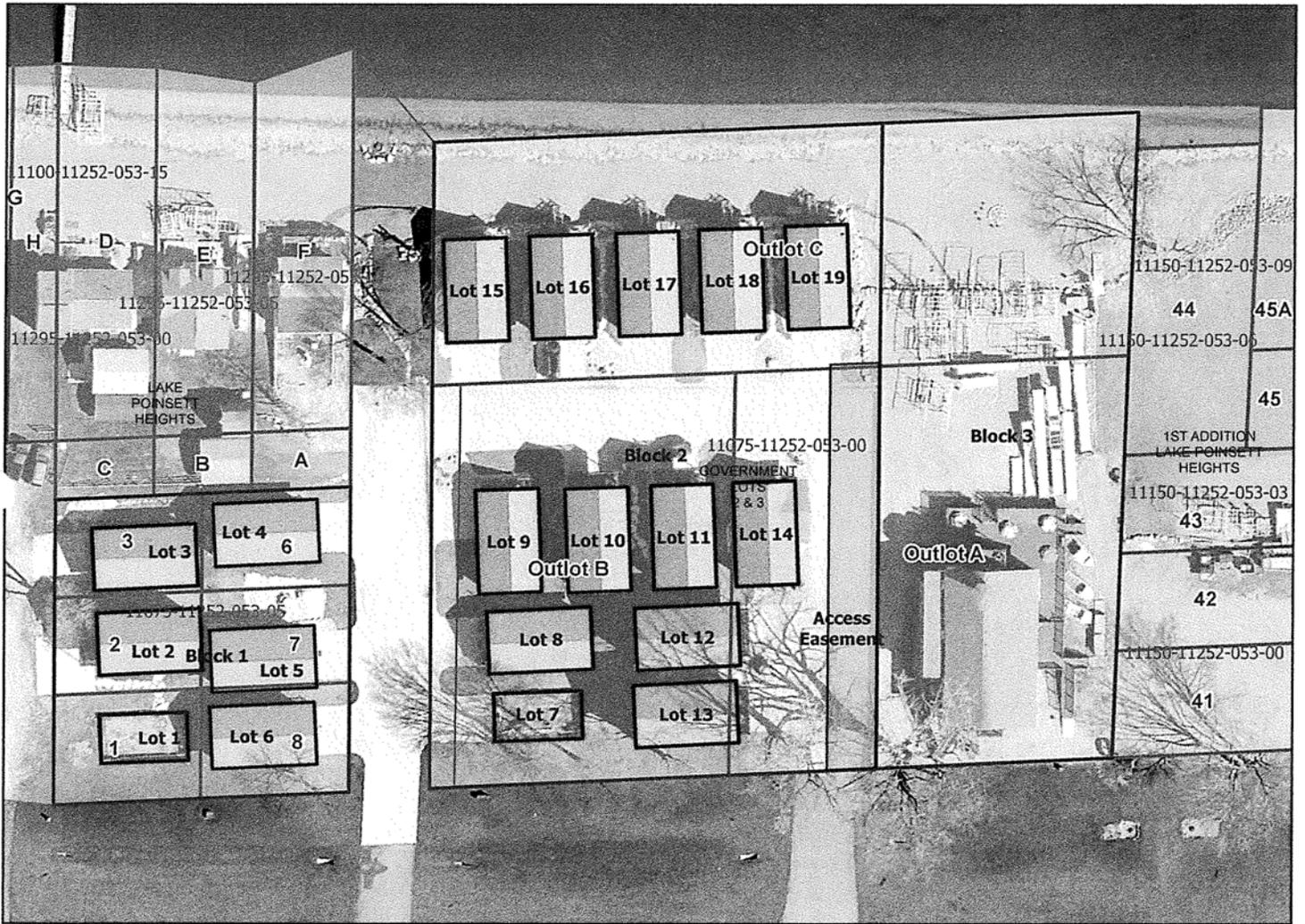
IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 28th day of June, 2018.

Prepared By:

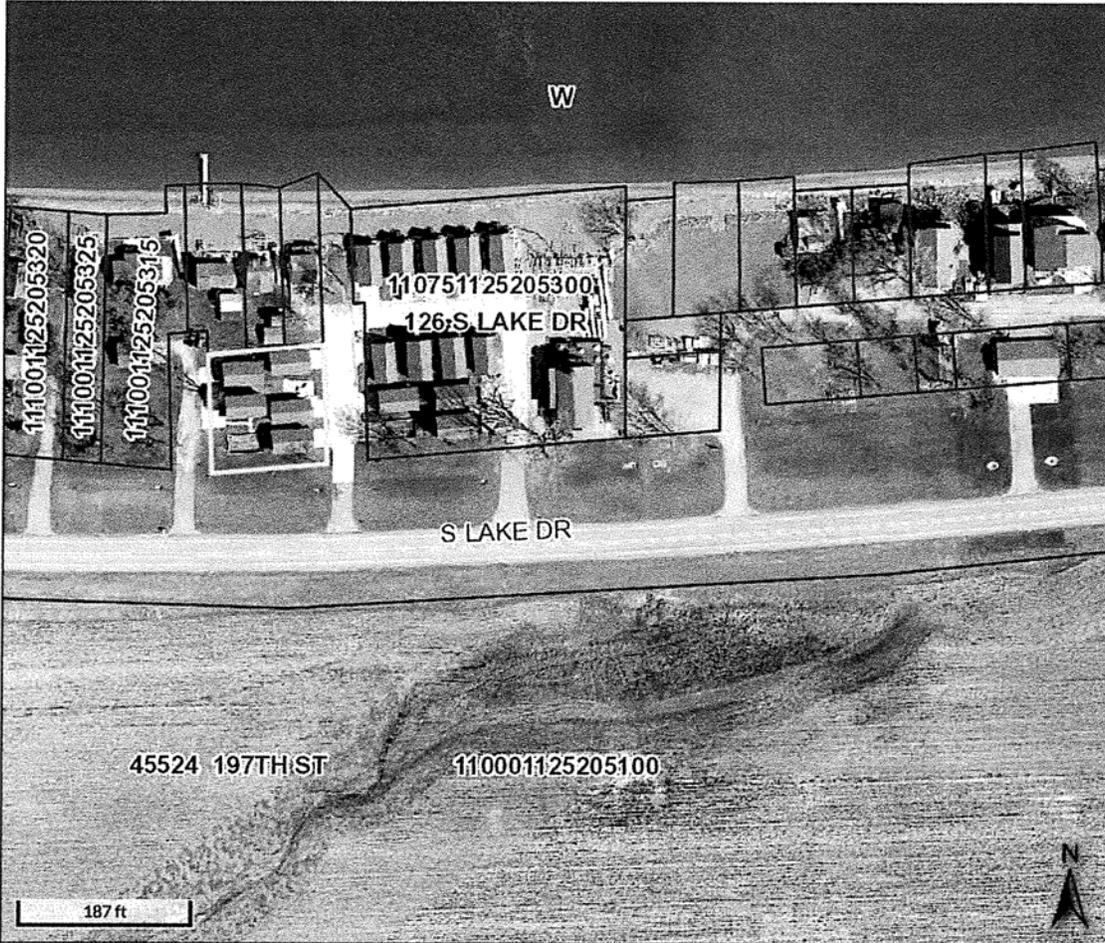


Civil Engineers & Land Surveyors  
 Brookings, South Dakota  
 Ph. 605-696-3200

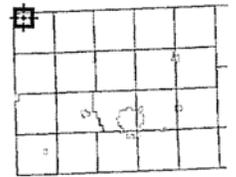




Lots 1-6 Block 1, Lots 7-19 Block 2, Block 3, Arlington Beach Addition



Overview



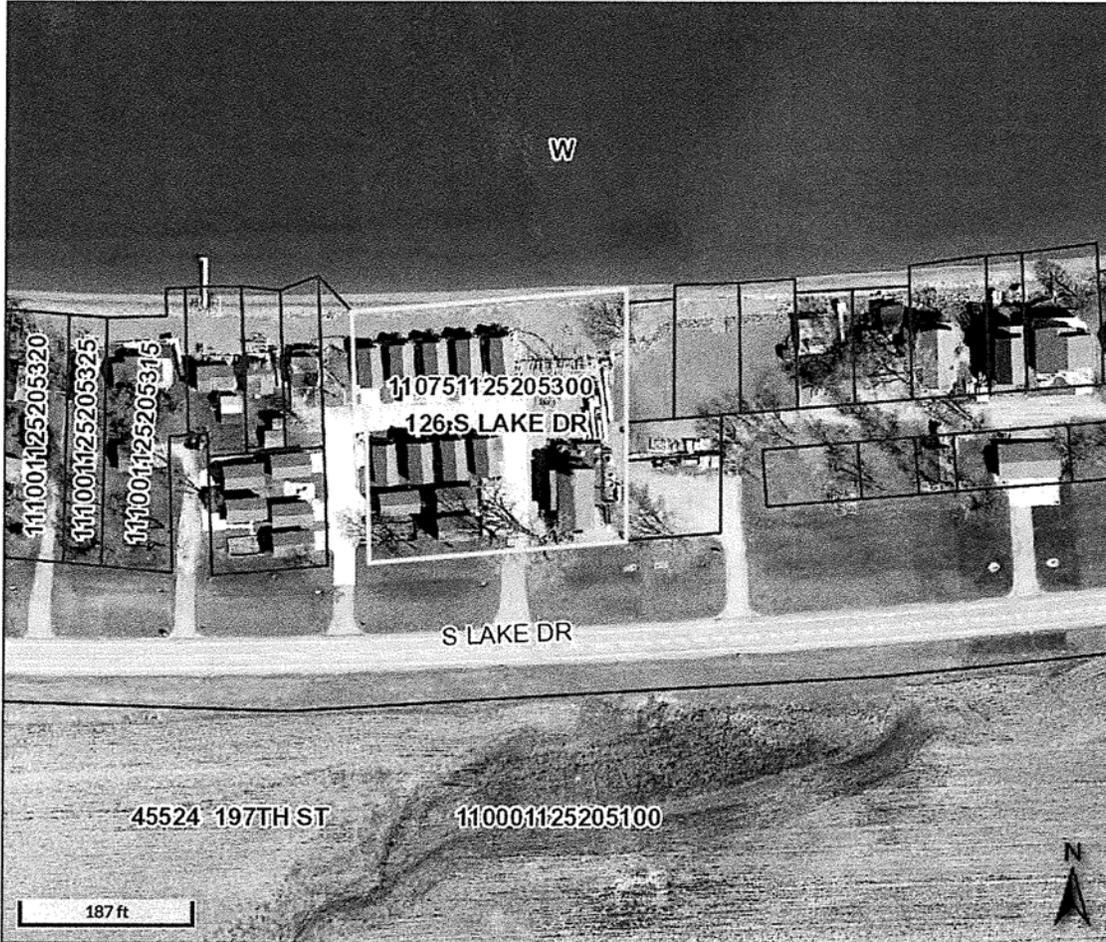
Legend

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

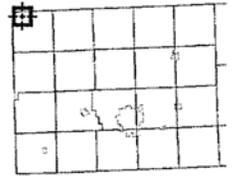
Parcel ID	110751125205305	Alternate ID	n/a	Owner Address	JAARL INVESTMENTS LLC
Sec/Twp/Rng	5-112-52	Class	NACC		PO BOX 404
Property Address		Acreeage	n/a		VOLGASD 57071
District	110919				
Brief Tax Description	LAKE POINSETT HTS. LOTS 1-2-3-6-7-8 OF OL A & B SW 1/4 SEC 5-112-52 120' X 125' & 20' X 25' (ARLINGTON BEACH RESORT) THIS PARCEL				
	(Note: Not to be used on legal documents)				

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Overview



Legend

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

Parcel ID	110751125205300	Alternate ID	n/a	Owner Address	JAARL INVESTMENTS LLC
Sec/Twp/Rng	5-112-52	Class	NACC		PO BOX 404
Property Address	126 S LAKE DR	Acreage	n/a		VOLGASD 57071
	ARLINGTON				
District	110919				
Brief Tax Description	LAKE POINSETT HTS. OL "A" & E 112' OF "B"& INCL OL C IN SUBDV OF GOVT LOTS 2 & 3 SEC 5-112-52 1.51 ACRES				
	THIS PARCEL ALSO HAS				
	(Note: Not to be used on legal documents)				

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