

Resolution # 19-50

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 Commission

October 8, 2019 meeting.

October 2, 2019: The Brookings County Planning and Zoning Commission recommends approval of plat 2019plat018 with a unanimous vote of 9-ayes and 0-nays at their October 1, 2019 meeting.

Brookings County Planning and Zoning Commission

October 1, 2019 – 8:00 PM meeting

2019plat018 – October 1, 2019

Prepared by Richard Haugen

Applicant/Owner: Lake Dreams LLC, 2809 E 51st St, Sioux Falls, SD 57103

Legal Description: "Plat of Lot 13 in Block 1 in Paradise Point Addition in Government Lot 2, Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota."

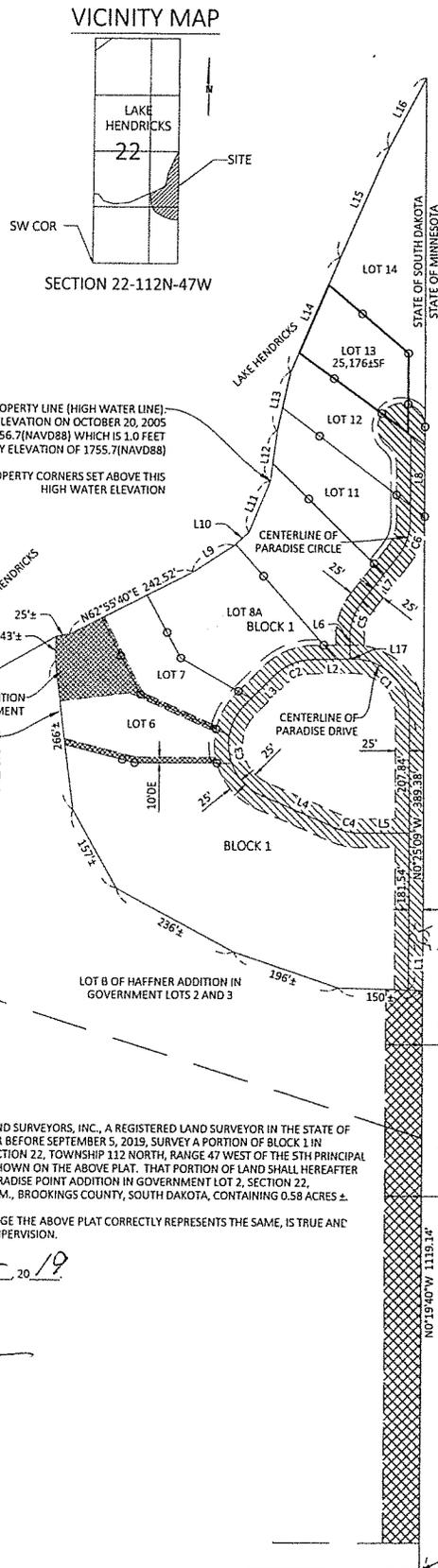
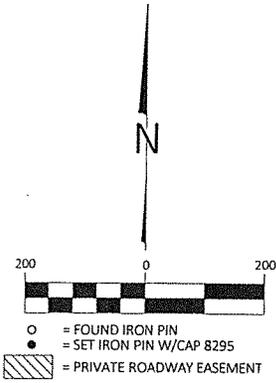
2019plat018: Lake Dreams is platting off Lot 13 in Paradise Point, located on the east side of Lake Hendricks, right along the South Dakota/Minnesota state line. The Preliminary Plat for Paradise Point was approved by this board on August 7th, 2007, which I have included with this report. They have been platting lots as they are sold. Lot 13 contains 25,176 square feet, exceeding our 20,000 sq feet minimum lot size requirement. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements.

2019plat018

Staff Report

October 1, 2019

**PLAT OF
LOT 13 IN BLOCK 1
IN PARADISE POINT ADDITION**
IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH
PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA



Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	158.45'	100.00'	90°47'05"	142.39'	N45°48'41"W
C2	77.43'	100.00'	44°21'47"	75.51'	S66°36'53"W
C3	194.29'	100.00'	111°19'16"	165.14'	S11°13'39"E
C4	41.07'	100.00'	23°31'55"	40.78'	S78°39'14"E
C5	67.68'	100.00'	38°46'47"	66.40'	N18°39'46"E
C6	66.61'	100.00'	38°09'47"	65.38'	N18°39'46"E
C7	39.20'	42.00'	53°28'13"	37.79'	N27°09'14"W
C8	63.83'	42.00'	87°04'51"	57.86'	N10°20'55"W
C9	53.51'	42.00'	72°59'28"	49.96'	N69°41'14"E
C10	53.80'	42.00'	73°23'54"	50.20'	S37°07'05"E

Line Table		
Line #	Length	Direction
L1	94.33'	N0°19'40"W
L2	70.36'	S88°47'46"W
L3	70.68'	S44°26'00"W
L4	142.20'	S66°53'17"E
L5	89.83'	N89°34'48"E
L6	38.30'	N1°02'07"W
L7	103.16'	N37°44'40"E
L8	150.74'	N0°25'07"W
L9	85.72'	N56°57'40"E
L10	36.01'	N47°45'07"E
L11	97.14'	N22°02'17"E
L12	90.03'	N7°00'30"E
L13	105.75'	S12°16'39"W
L14	218.29'	N23°08'08"E
L15	212.95'	N23°14'59"E
L16	139.51'	N27°44'25"E
L17	4.71'	N88°47'46"E
L18	52.91'	N0°25'07"W
L19	6.19'	S54°19'18"E
L20	30.95'	S54°19'18"E

EASEMENTS OF RECORD

- RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 89 OF MISC. PAGE 516.
- RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 89 OF MISC. PAGE 253.
- RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 95 OF MISC. PAGE 301.

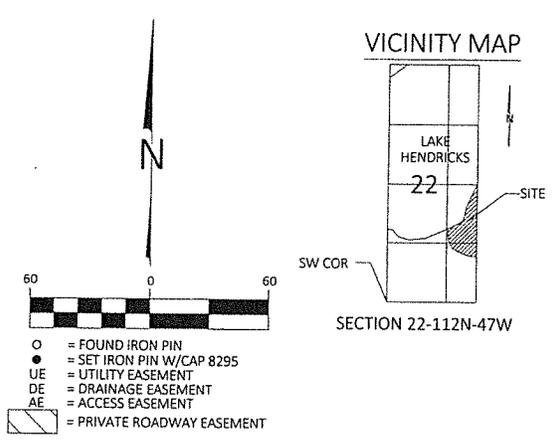
SURVEYOR'S CERTIFICATE
I, MYRON K. ADAM, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE SEPTEMBER 5, 2019, SURVEY A PORTION OF BLOCK 1 IN PARADISE POINT ADDITION IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 13 IN BLOCK 1 IN PARADISE POINT ADDITION IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, CONTAINING 0.58 ACRES ±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

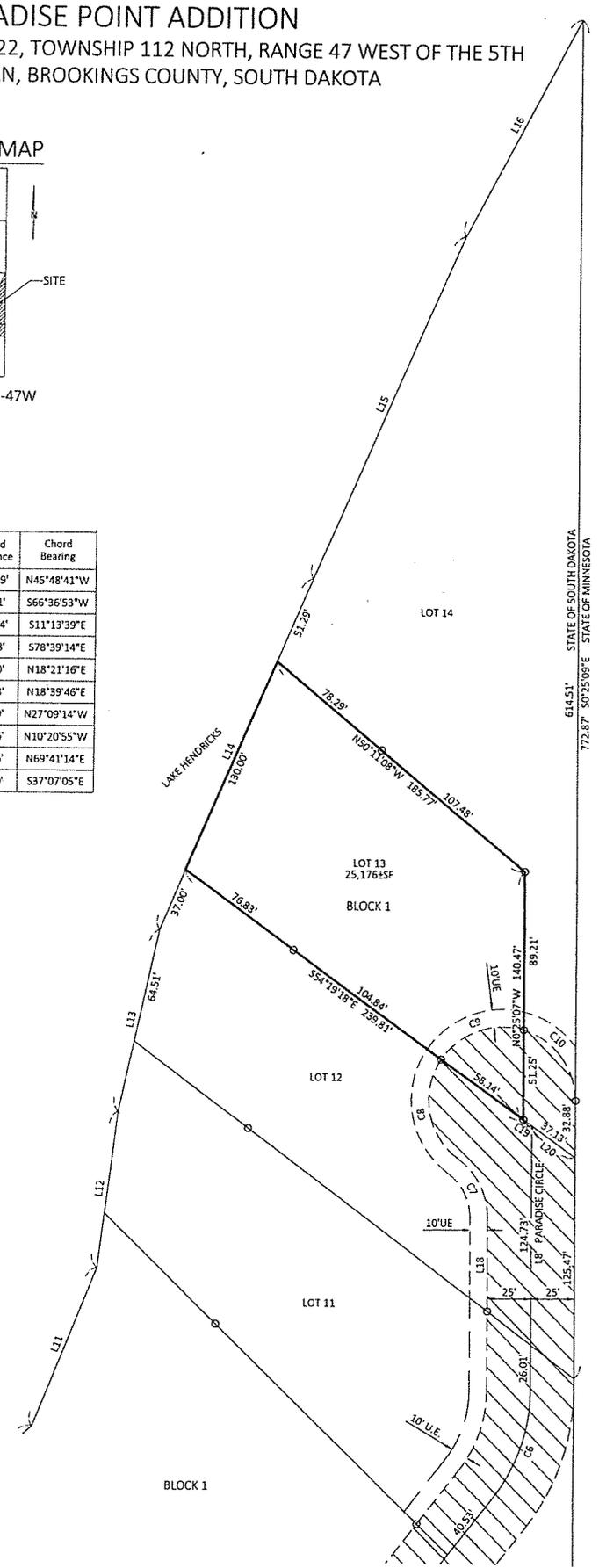
DATED THIS 5th DAY OF September, 2019

MYRON K. ADAM, RLS #6790

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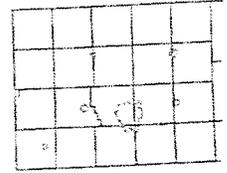
Lot 13 - Paradise Point Addition



2019 plat 018



Overview



Legend

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

Parcel ID	092701124722100	Alternate ID	n/a	Owner Address	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	Class	NAC		2809 E 51ST ST
Property Address		Acreage	n/a		SIOUX FALLS SD 57103
District	091025				
Brief Tax Description	PARADISE POINT ADDN, BLOCK 1 EXC LOTS 6,7,8A & 11 IN GOVT LOT 2 SEC 22-112-47 6.91 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 9/5/2019
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Developed by  **Schneider**
GEOSPATIAL