

# 116-39

## 2016plat015 – December 6<sup>th</sup>, 2016

Prepared by Richard Haugen

December 7<sup>th</sup>, 2016 – The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat015 for D & B Properties III LLC at their December 6<sup>th</sup>, 2016 meeting.

Applicant/Owner: D & B Properties III LLC (Duane Harms), PO Box 940, Brookings, SD 57006.

Legal Description: "Plat of Lots 5B and 5C of Block 1 in Lake Park Second Addition in the E1/2 NE1/4 and Government Lot 7 all in Section 28-T109N-R50W, Brookings County, South Dakota."

2016plat015: D & B Properties is re-platting Lot 5A into Lots 5B and 5C. The original plat was approved by this board on August 22<sup>nd</sup>, 2013 and was filed on September 5<sup>th</sup>, 2013. They were granted conditional use 2013cu009 on August 22<sup>nd</sup>, 2013 by this board to build twin homes on Lots 4, 5 and 6 and conditional use 2016cu010, to build twin homes on Lot 4 and 5A was approved by this board on June 7<sup>th</sup>, 2016, as 2013cu009 was going to expire. Lot 5 was re-platted to Lot 5A on December 1<sup>st</sup>, 2015 for a property line adjustment and the sale of the twin homes on Lot 6A and 6B.

A twin home is being constructed on Lot 5A and one-half of the twin home is sold, which why they are subdividing the lot into Lots 5B and 5C at this time, so the lot can go with the home.

The lot meets the 20,000 square feet for Lake Park development. This is located in the subdivision north of the Brookings Country Club on 469<sup>th</sup> Ave (Brookings County Road 19).

PLAT OF

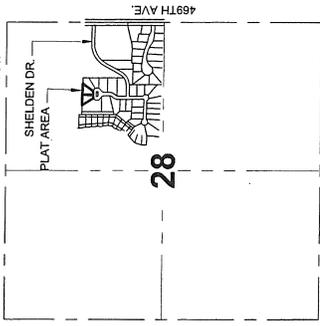
**LOTS 5B AND 5C OF BLOCK 1 IN LAKE PARK SECOND ADDITION**  
**IN THE E 1/2 NE 1/4 AND GOVERNMENT LOT 7 ALL IN SECTION 28-T109N-R50W, IN BROOKINGS COUNTY, SOUTH DAKOTA**

**VACATION NOTICE:**  
 THIS PLAT SHALL VACATE LOT 5A OF THE PLAT OF LOTS 5A, 6A AND 6B OF BLOCK 1 IN LAKE PARK SECOND ADDITION IN THE E 1/2 NE 1/4 AND GOVERNMENT LOT 7 ALL IN SECTION 28-T109N-R50W, IN BROOKINGS COUNTY, SOUTH DAKOTA, FILED ON DECEMBER 15, 2015 IN BOOK 33 OF PLATS ON PAGE 70.

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING
C1	30.13'	65.00'	N73°11'39"E
C2	9.87'	65.00'	N89°10'35"W

GOVT. LOT 6  
 SEC. 28-T109N-R50W

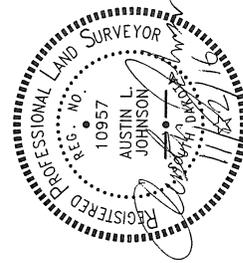
SEC. 28-T109N-R50W  
 E 1/2 NE 1/4



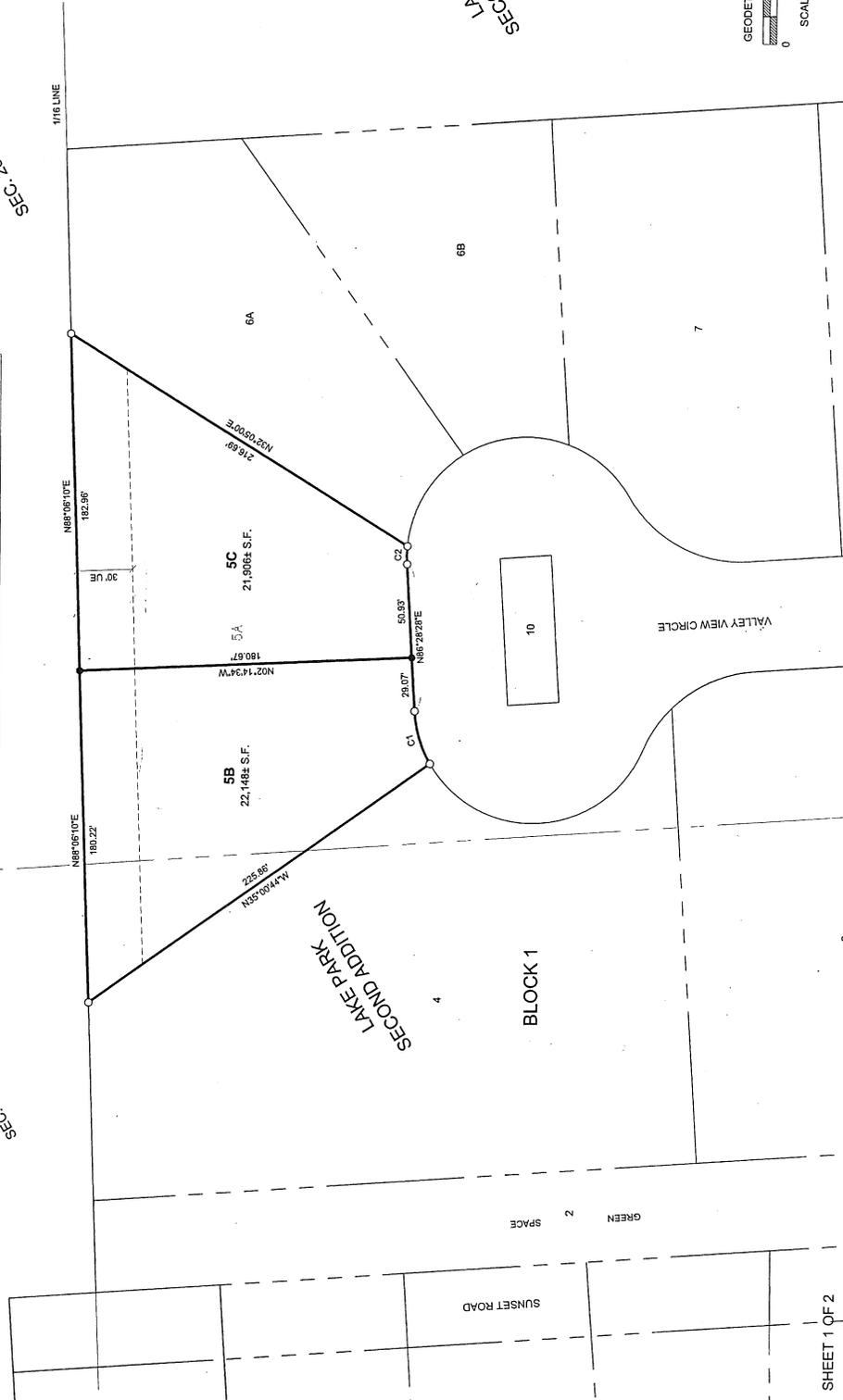
**VICINITY MAP**  
 SECTION 28-109-50

**LEGEND**

- MONUMENT FOUND
- MONUMENT SET
- THIS SURVEY (90° REBAR WITH STAMPED PLASTIC CAP # 16997)
- ▨ UTILITY
- ▨ EASEMENT (UE)



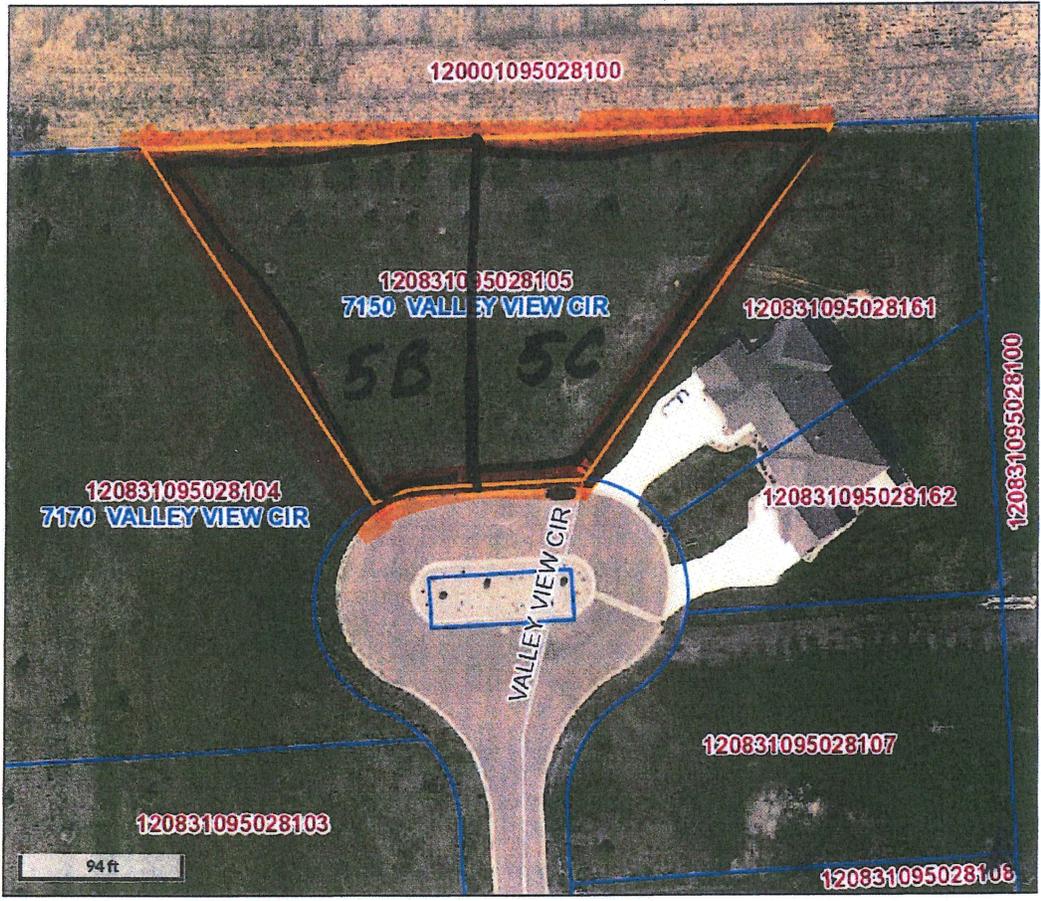
PREPARED BY:  
 BANNER ASSOCIATES, INC.  
 409 22nd AVE. S.  
 BROOKINGS, SD 57006  
 (605) 692-6342  
 NOVEMBER 2016



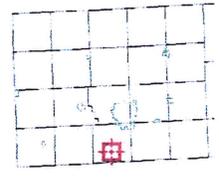
LAKE PARK  
 SECOND ADDITION

2016 plat 015

# Beacon™ Brookings County, SD



### Overview



### Legend

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

Parcel ID	120831095028105	Alternate ID	n/a	Owner Address	D & B PROPERTIES III LLC
Sec/Twp/Rng	28-109-50	Class	NAC		PO BOX 940
Property Address	7150 VALLEY VIEW CIR	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	12014 - MEDARY TWP/BROOKINGS SCH/LK CAM				
Brief Tax Description	LAKE PARK SECOND ADDN LOT 5 IN NE1/4 SEC 28-109-50 45,851 SF				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/14/2016  
 Last Data Uploaded: 2/18/2014 4:02:57 AM

Developed by  
 The Schneider Corporation