

#18-46

**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](mailto:zoning@brookingscountysd.gov)

Brookings County Commission

November 20, 2018 meeting.

November 7, 2018: The Brookings County Planning and Zoning Commission recommends approval of plat 2018plat022 with a unanimous vote of 8-ayes and 0-nays at their November 6, 2018 meeting.

Brookings County Planning and Zoning Commission

November 6, 2018 – 7:00 PM meeting

## 2018plat022– November 6, 2018

Prepared by Richard Haugen

Applicant/Owner: Dennis & Mary Reifers, 27038 Rolling Thunder Ln, Sioux Falls, SD 57108.

Legal Description: "Plat of Lot 1 of Lot 47 Al Mar Lake Hendricks Addition to the County of Brookings in Govt. Lot 5 of Section 21, T112N, R47W, of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

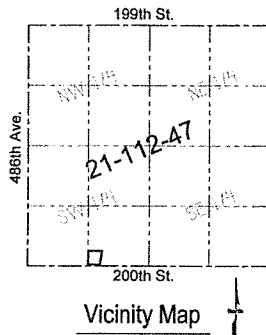
2018plat022: This is a plat of "Lot 1 of Lot 47 Al Mar Lake Hendricks Addition."

Al Mar Addition Lots 1 – 47 was originally platted on October 3, 1978. Al Mar Addition is located on Lake Hendricks in northeast Brookings County. Lot 47 was re-platted on November 4, 2003 into Lots A, B, C, D and E. The current owners are re-platting Lots C and D into one large lot (Lot 1) containing 84,386 square feet, exceeding the 20,000 square foot Lake Park lot size requirement.

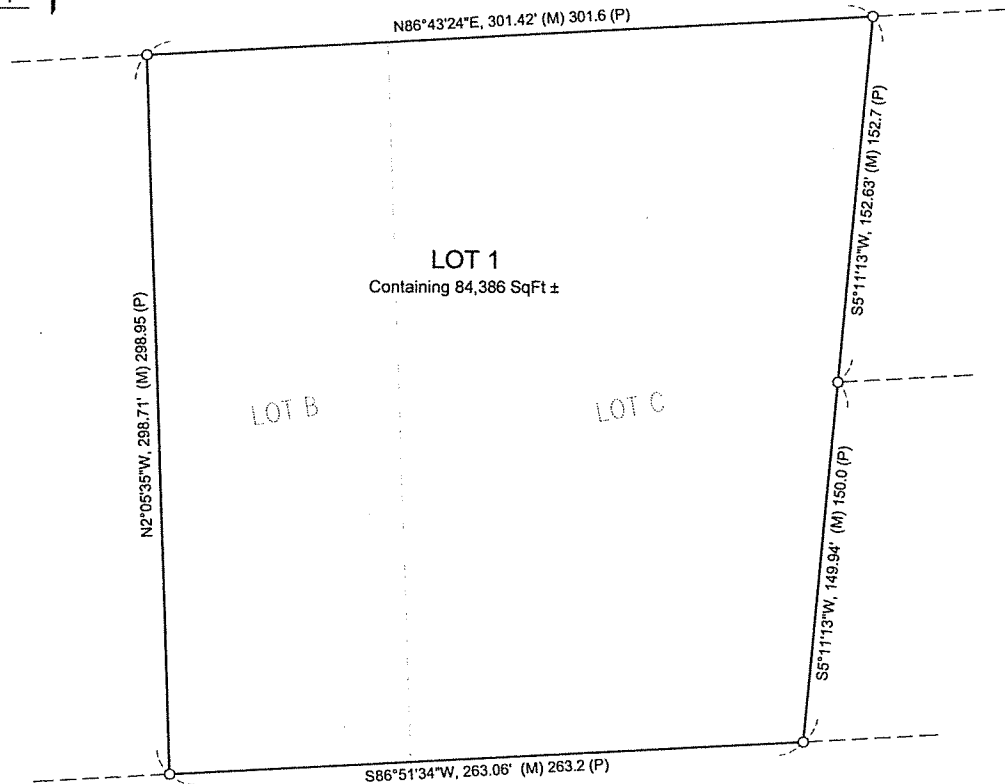
The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

**PLAT OF**  
**LOT 1 OF LOT 47 AL MAR LAKE HENDRICKS ADDITION TO THE COUNTY OF**  
**BROOKINGS IN GOVERNMENT LOT 5 OF SECTION 21, T112N, R47W OF THE**  
**5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA.**

THIS PLAT TO VACATE AND REPLAT LOTS B AND C OF "PLAT OF LOTS A, B, C, D, & E OF LOT 47 AL MAR LAKE HENDRICKS ADDITION TO THE COUNTY OF BROOKINGS IN GOVERNMENT LOT 6 OF S28-T112N-R47W OF THE 5TH PM AND IN GOVERNMENT LOT 5 OF S21-T112N-R47W OF THE 5TH PM BROOKINGS COUNTY, SD", FILED FOR RECORD ON NOVEMBER 20TH, 2003 AT 8:10 A.M. IN PLAT BOOK 23, PAGE 75.



October, 2018  
 Scale: 1" = 50'  
 ○ Monument Recovered  
 ● Monument Set  
 (5/8" x 18" Capped Rebar RLS 10400)  
 Bearings are Based on Assumed Datum  
 (M) Measured Distance  
 (P) Platted Distance



**SURVEYOR'S CERTIFICATE**

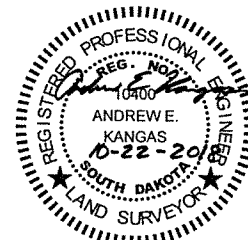
I, Andrew E. Kangas, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 22nd day of October, 2018 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of Government Lot 5 in Section 21, Township 112 North, Range 47 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 LOT 1 OF LOT 47 AL MAR LAKE HENDRICKS ADDITION TO THE COUNTY OF BROOKINGS IN GOVERNMENT LOT 5 OF SECTION 21, T112N, R47W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 22nd day of October, 2018.

Prepared By:

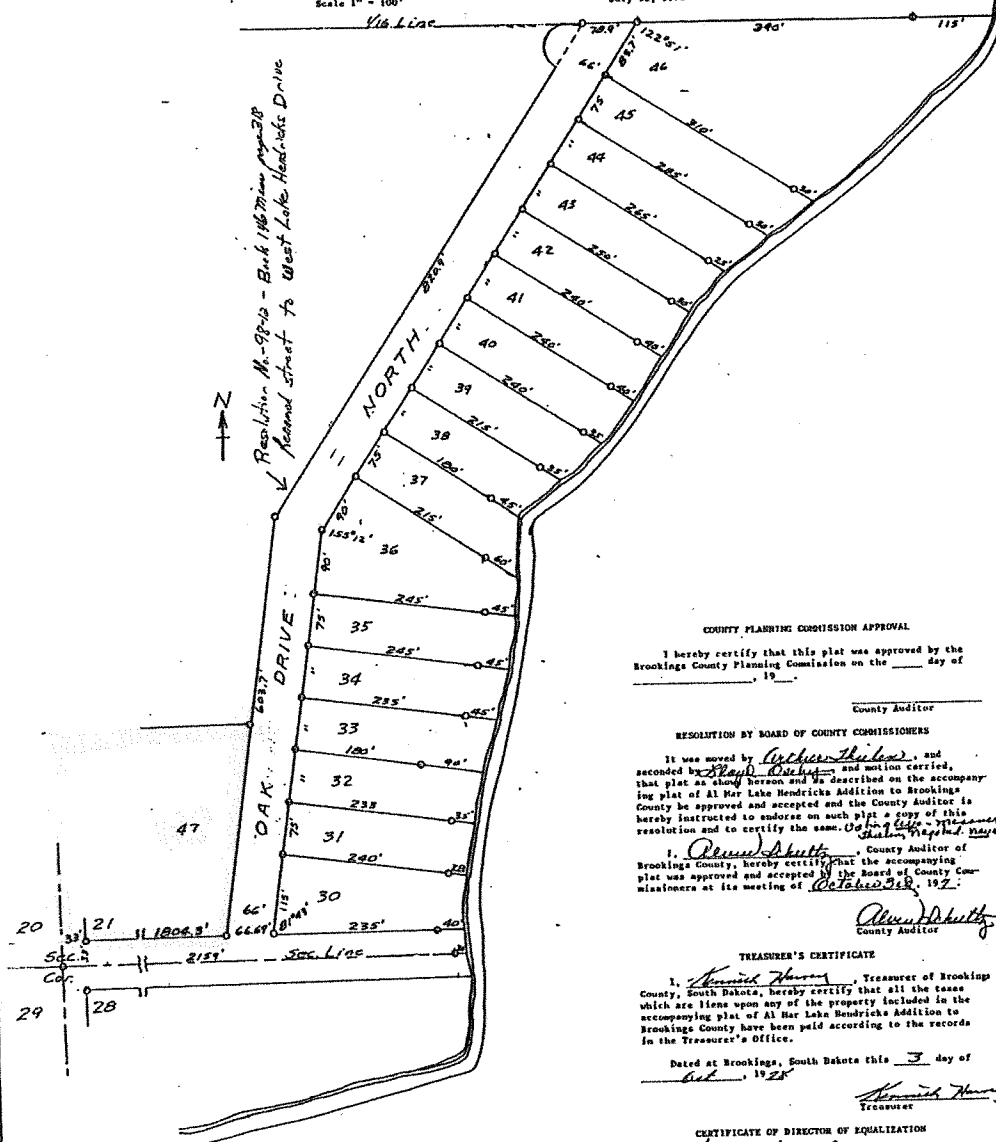


Civil Engineers & Land Surveyors  
 Brookings, South Dakota  
 Ph. 605-696-3200



AL MAR LAKE HENDRICKS ADDITION  
to the County of Brookings  
Government Lot 6 of Section 28, T 112 N, R 47 W of the 5th P.M.  
and  
Government Lot 5 of Section 21, T 112 N, R 47 W of the 5th P.M.  
Brookings County  
South Dakota  
Scale 1" = 100'  
July 12, 1978

42



COUNTY PLANNING COMMISSION APPROVAL  
I hereby certify that this plat was approved by the  
Brookings County Planning Commission on the \_\_\_\_ day of  
\_\_\_\_, 19\_\_.

County Auditor

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

It was moved by Arthur Thelen, and  
seconded by Alfred Ochs, and motion carried,  
that plat as shown hereon and as described on the accompany-  
ing plat of Al Mar Lake Hendricks Addition to Brookings  
County be approved and accepted and the County Auditor is  
hereby instructed to endorse on such plat a copy of this  
resolution and to certify the same. Arthur Thelen Alfred Ochs  
Chairman, Board of County Commissioners

I, Alfred Ochs, County Auditor of  
Brookings County, hereby certify that the accompanying  
plat was approved and accepted by the Board of County Com-  
missioners at its meeting of October 31st, 1978.

Alfred Ochs  
County Auditor

TREASURER'S CERTIFICATE

I, Arthur Thelen, Treasurer of Brookings  
County, South Dakota, hereby certify that all the taxes  
which are liens upon any of the property included in the  
accompanying plat of Al Mar Lake Hendricks Addition to  
Brookings County have been paid according to the records  
in the Treasurer's Office.

Dated at Brookings, South Dakota this 3 day of  
Oct, 1978

Arthur Thelen  
Treasurer

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Shirley Ann Spitz, Director of Equal-  
ization, hereby certify that I have received a copy of the  
accompanying plat of Al Mar Lake Hendricks Addition to  
Brookings County according to the laws of the State of  
South Dakota.

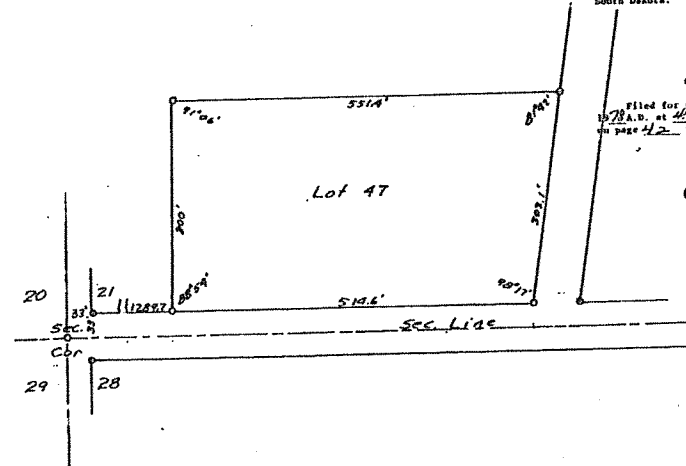
Shirley Ann Spitz  
Director of  
Equalization

OFFICE OF REGISTER OF DEEDS

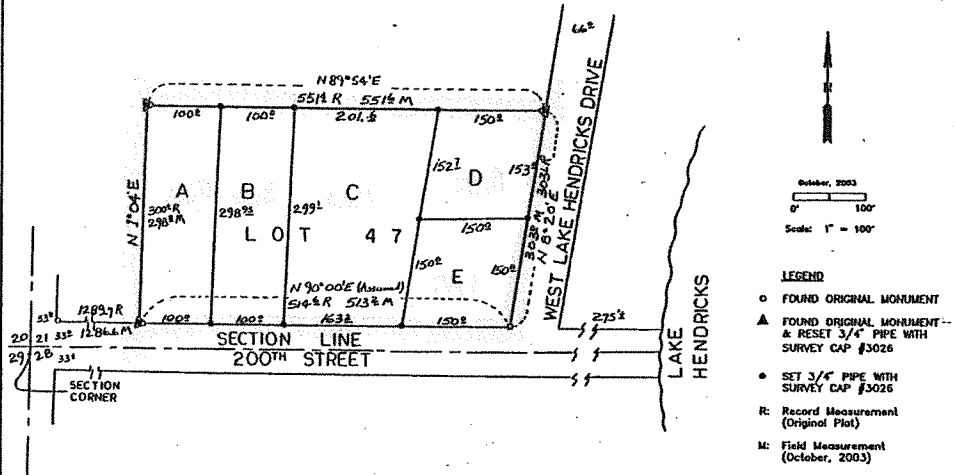
Filed for record this 3rd day of October,  
1978 A.M. at 4:30 P.M. and recorded in Book of Plats 73  
in page 42 therein.

Anna Ochs  
Register of Deeds

61148



**PLAT OF**  
**LOTS A, B, C, D & E OF LOT 47**  
**AL MAR LAKE HENDRICKS ADDITION**  
**TO THE COUNTY OF BROOKINGS**  
**in Government Lot 6 of S28-T112N-R47W of 5th PM AND**  
**in Government Lot 5 of S21-T112N-R47W of 5th PM**  
**Brookings County, SD**



- LEGEND**
- FOUND ORIGINAL MONUMENT
  - ▲ FOUND ORIGINAL MONUMENT & RESET 3/4" PIPE WITH SURVEY CAP #3026
  - SET 3/4" PIPE WITH SURVEY CAP #3026
  - R: Record Measurement (Original Plot)
  - M: Field Measurement (October, 2003)

**PREPARED BY:**  
Tilburn Surveying and Engineering  
101 Truman Drive  
Aurora, SD 57002  
Phone 605-693-3400

**SURVEYOR'S CERTIFICATE**

I, Charles A. Tilburn, a Registered Professional Engineer and Land Surveyor of the State of South Dakota, did on and before the 24<sup>th</sup> day of October, 2003, at the request of the owner, survey and plot a parcel of land located in Government Lot 6 of S28-T112N-R47W of 5th PM and in Government Lot 5 of S21-T112N-R47W of 5th PM, Brookings County, SD.

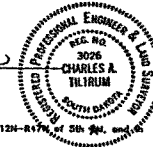
The portion of the parcel so plotted being that shown on the accompanying plat as:

PLAT OF LOTS A, B, C, D & E OF LOT 47 OF AL MAR LAKE HENDRICKS ADDITION TO THE COUNTY OF BROOKINGS, in Government Lot 6 of S28-T112N-R47W of 5th PM, and in Government Lot 5 of S21-T112N-R47W of 5th PM, Brookings County, SD.

This plot correctly shows the results of this survey and each corner is marked by a pipe or monument shown.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24<sup>th</sup> day of October, 2003.

*Charles A. Tilburn*  
Charles A. Tilburn  
Registered Land Surveyor No. 3026



**OWNER'S CERTIFICATE**

This is to certify that I, David W. Gelpeson, am the owner of the tract of land described as:

PLAT OF LOTS A, B, C, D & E OF LOT 47 OF AL MAR LAKE HENDRICKS ADDITION TO THE COUNTY OF BROOKINGS, in Government Lot 6 of S28-T112N-R47W of 5th PM, and in Government Lot 5 of S21-T112N-R47W of 5th PM, Brookings County, SD.

I further certify that I requested Charles A. Tilburn to plot this tract and that I hereby approve this survey and plot.

I further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

The Original Plat of Lot 47 of Al Mar Lake Hendricks Addition is recorded in Plat Book #13 Page #42 586 #233 Dated October 3, 1978 in Brookings County Register of Deeds Office, and this plat shall include all dedications and easements of record.

IN WITNESS WHEREOF I have hereunto set my hand this 24 day of October, 2003.

*David W. Gelpeson*  
David W. Gelpeson

State of South Dakota)

County of Brookings)

On this the 24<sup>th</sup> day of October, 2003, before me, Karen Brink, the undersigned officer, personally appeared David W. Gelpeson, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and official seal.

My commission expires 7/5/07

*Karen Brink*  
Karen Brink  
Notary Public

**COUNTY PLANNING COMMISSION**

The County Planning Commission of Brookings County, South Dakota, hereby recommends approval of the above plat.

Dated this 4 day of November, 2003.

*James W. Wellendorf*  
James W. Wellendorf  
Chairman of Brookings County Planning Commission

**RESOLUTION BY BOARD OF COUNTY COMMISSIONERS Resolution 03-51**

It was moved by Andy Neustadt and seconded by James Falken, and the motion carried, that the plat as shown herein and as described in the accompanying certificate of and designated as PLAT OF LOTS A, B, C, D & E OF LOT 47 OF AL MAR LAKE HENDRICKS ADDITION TO THE COUNTY OF BROOKINGS, in Government Lot 6 of S28-T112N-R47W of 5th PM, and in Government Lot 5 of S21-T112N-R47W of 5th PM, Brookings County, SD, be approved and accepted and the County Auditor is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.

I, County Auditor, Brookings County, South Dakota, hereby certify that the accompanying plat was approved and accepted by the Board of County Commissioners at its meeting on the 18 day of November, 2003.

**DIRECTOR OF EQUALIZATION**

I, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Dated this 5<sup>th</sup> day of November, 2003.

*James W. Wellendorf*  
James W. Wellendorf  
Director of Equalization, Brookings County, South Dakota

**COUNTY TREASURER'S CERTIFICATE**

I, Treasurer, Brookings County, South Dakota, do hereby certify that all taxes which are due upon the land shown in the above plat,

as shown by the records in my office, have been paid in full.

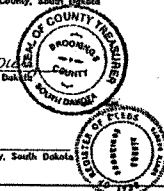
Dated this 5 day of November, 2003.

*James W. Wellendorf*  
James W. Wellendorf  
Treasurer, Brookings County, South Dakota

**REGISTER OF DEEDS**

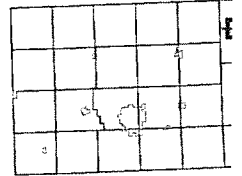
Filed for record this 26 day of November, A.D. 8:00 at A, and recorded in Book of Plats 23 on Page 78 therein.

*James W. Wellendorf*  
James W. Wellendorf  
Register of Deeds, Brookings County, South Dakota





**Overview**



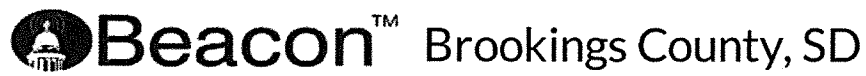
**Legend**

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

|                              |                                                        |                     |      |                      |                          |
|------------------------------|--------------------------------------------------------|---------------------|------|----------------------|--------------------------|
| <b>Parcel ID</b>             | 090251124721190                                        | <b>Alternate ID</b> | n/a  | <b>Owner Address</b> | REIFERS, DENNIS ET UX    |
| <b>Sec/Twp/Rng</b>           | 21-112-47                                              | <b>Class</b>        | NACS |                      | 27038 ROLLING THUNDER LN |
| <b>Property Address</b>      | 48628 200TH ST                                         | <b>Acreage</b>      | n/a  |                      | SIOUX FALLS SD 57108     |
|                              | HENDRICKS                                              |                     |      |                      |                          |
| <b>District</b>              | 091025 - LAKE HENDRICKS TP/DEUBROOK SCH/SA             |                     |      |                      |                          |
| <b>Brief Tax Description</b> | AL-MAR LAKE HENDRICKS ADDN LOT B IN SEC 21 & 28-112-47 |                     |      |                      |                          |
|                              | (Note: Not to be used on legal documents)              |                     |      |                      |                          |

Date created: 10/22/2018  
Last Data Uploaded: 10/19/2018 9:38:29 PM

Developed by  **Schneider**  
GEOSPATIAL



- Developed by  **Schneider**  
GEOSPATIAL