

#19-25

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

July 23, 2019 meeting.

July 3, 2019: The Brookings County Planning and Zoning Commission recommends approval of plat 2019plat010 with a unanimous vote of 9-ayes and 0-nays at their July 2, 2019 meeting.

Brookings County Planning and Zoning Commission

July 2, 2019 – 8:00 PM meeting

2019plat010 – July 2nd, 2019

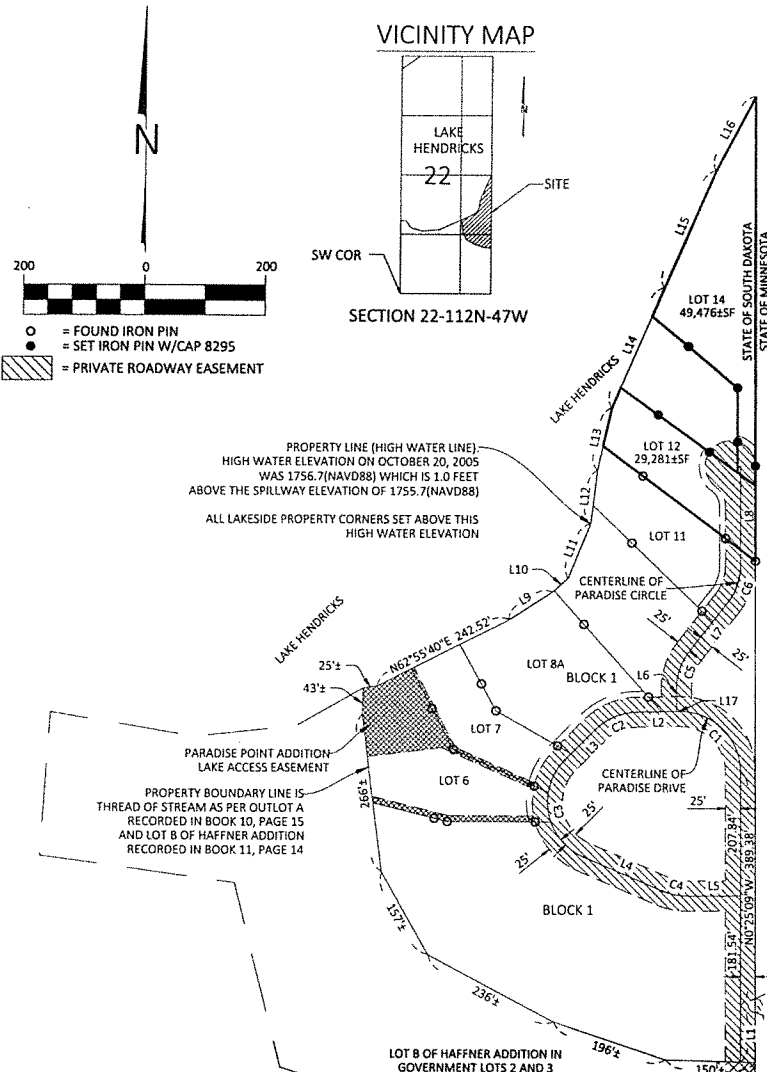
Prepared by Richard Haugen

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

Legal Description: "Plat of Lots 12 & 14 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."

2019plat010: Lake Dreams is platting off Lots 12 & 14 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. The lots are lake front lots and Lot 12 contains 29,281 square feet and Lot 14 contains 49,476 square feet, exceeding our 20,000 sq feet minimum lot size requirement. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements.

PLAT OF
LOTS 12 & 14 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°21'16"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	165.39'	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

EASEMENTS OF RECORD

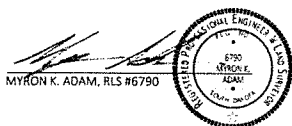
1. RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 89 OF MISC, PAGE 516.
2. RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 89 OF MISC, PAGE 253.
3. 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

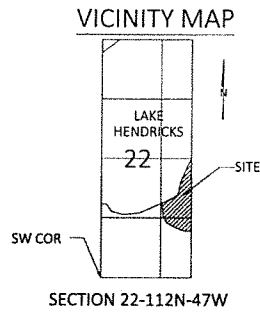
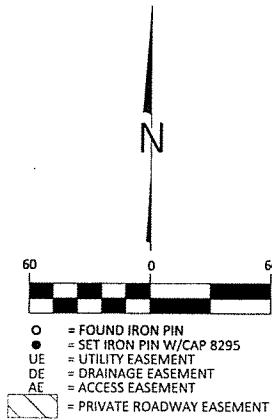
I, MYRON K. ADAM, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE MAY 30, 2019, SURVEY A PORTION OF BLOCK 1 IN PARADISE POINT ADDITION IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST 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 LOTS 12 & 14 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 1.78 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.

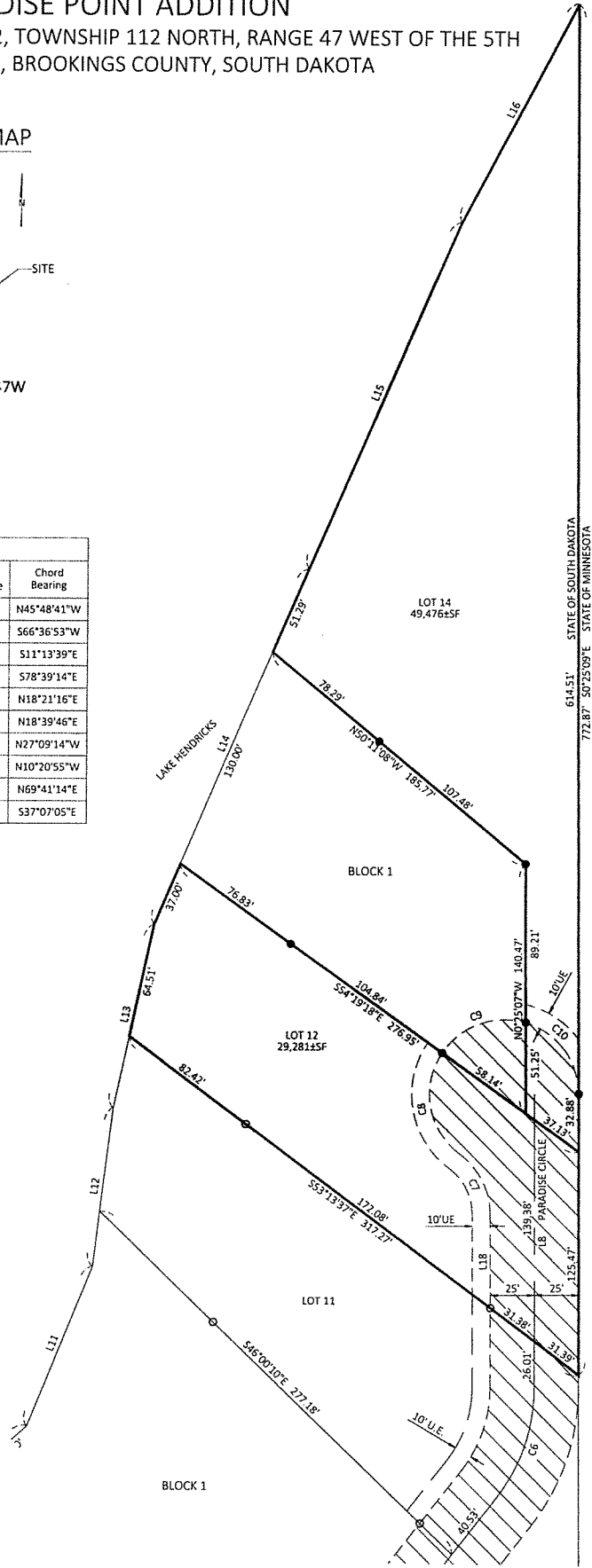
DATED THIS 10TH DAY OF June, 2019



PLAT OF
LOTS 12 & 14 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



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PRELIMINARY PLANS FOR PARADISE POINT ADDITION A PLANNED DEVELOPMENT TO BROOKINGS COUNTY, SOUTH DAKOTA

OWNER: LAKE DREAMS, LLC
2809 E 51ST STREET
SIOUX FALLS, SOUTH DAKOTA 57103
PHONE: 605-331-4587

ENGINEER: JSA CONSULTING ENGINEERS/LAND SURVEYORS
3700 WEST AVENUE
SIOUX FALLS, SOUTH DAKOTA 57105
PHONE: 605-367-1036

INDEX

SHEET 1 TITLE SHEET
SHEET 2 SUBDIVISION SHEET
SHEET 3 GRADING/DRAINAGE SHEET

LAKE HENDRICKS TOWNSHIP APPROVAL
Approval of the preliminary plan of SUNSET POINT ADDITION is hereby granted by the Lake Hendricks Township on this ____ day of ____, 2007.

Chair,
Lake Hendricks Township, South Dakota

COUNTY PLANNING COMMISSION APPROVAL
Approval of the preliminary plan of SUNSET POINT ADDITION hereby granted by the Brookings County Planning Commission on this ____ day of ____, 2007.

Chair, County Planning Commission
Brookings County, South Dakota

COUNTY COMMISSION

APPROVAL

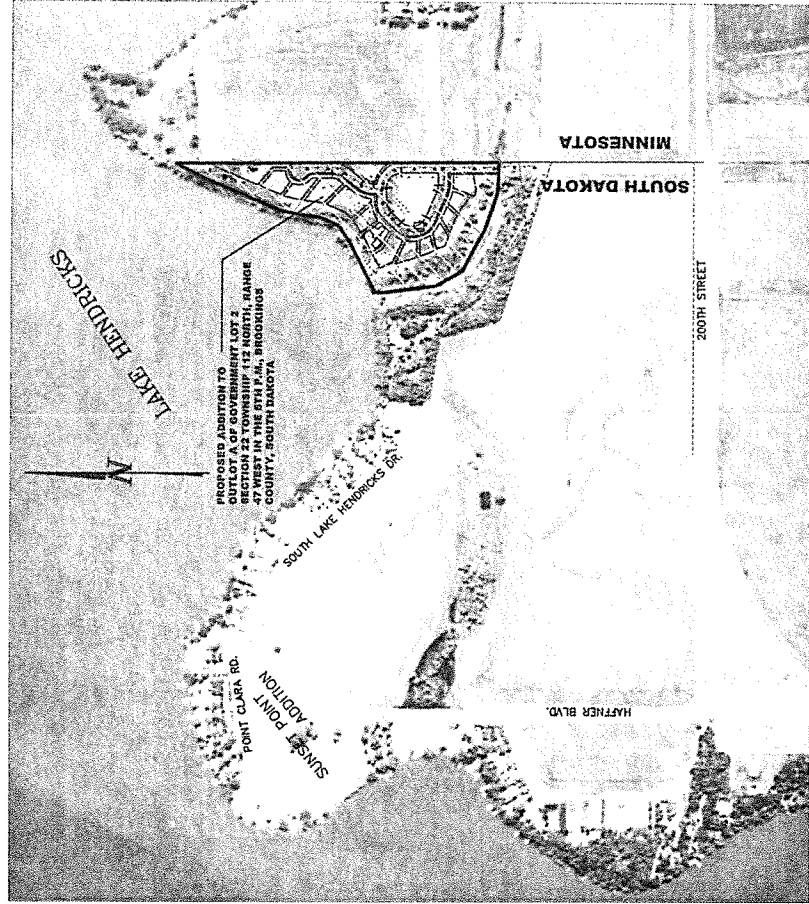
I hereby certify that the preliminary plan of SUNSET POINT ADDITION was duly submitted to the Brookings County Board of County Commissioners, and that after due consideration the Board approved said preliminary plan at its meeting held on ____ day of ____, 2007.

County Auditor
Brookings County, South Dakota

HIGHWAY SUPERINTENDENT

I, _____, Highway Superintendent of Brookings County, South Dakota do hereby certify that I did duly review and recommend approval of this preliminary plan on this ____ day of ____, 2007.

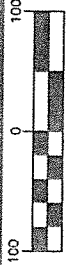
Highway Superintendent
Brookings County, South Dakota



VICINITY MAP

LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
PROJECT LIMITS	---	---
WATERLINE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
GAS LINE	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND ELECTRIC	---	---
OVERHEAD POWER	---	---
CONTOUR	---	---
CURB & GUTTER	---	---
DROP INLET	---	---
FIRE HYDRANT	---	---
GUY ANCHOR	---	---
STORM SEWER MANHOLE	---	---
SANITARY SEWER MANHOLE	---	---
POWER POLE	---	---
WATER VALVE	---	---
BUSH	---	---
CONIFEROUS TREE	---	---
DECIDUOUS TREE	---	---
MAILBOX	---	---
SIGN	---	---
LIGHT POLE	---	---
TRAFFIC SIGNAL LIGHT	---	---
PROPERTY PINS	---	---
DIRECTION OF DRAINAGE	---	---
CULVERT	---	---
RIPRAP	---	---

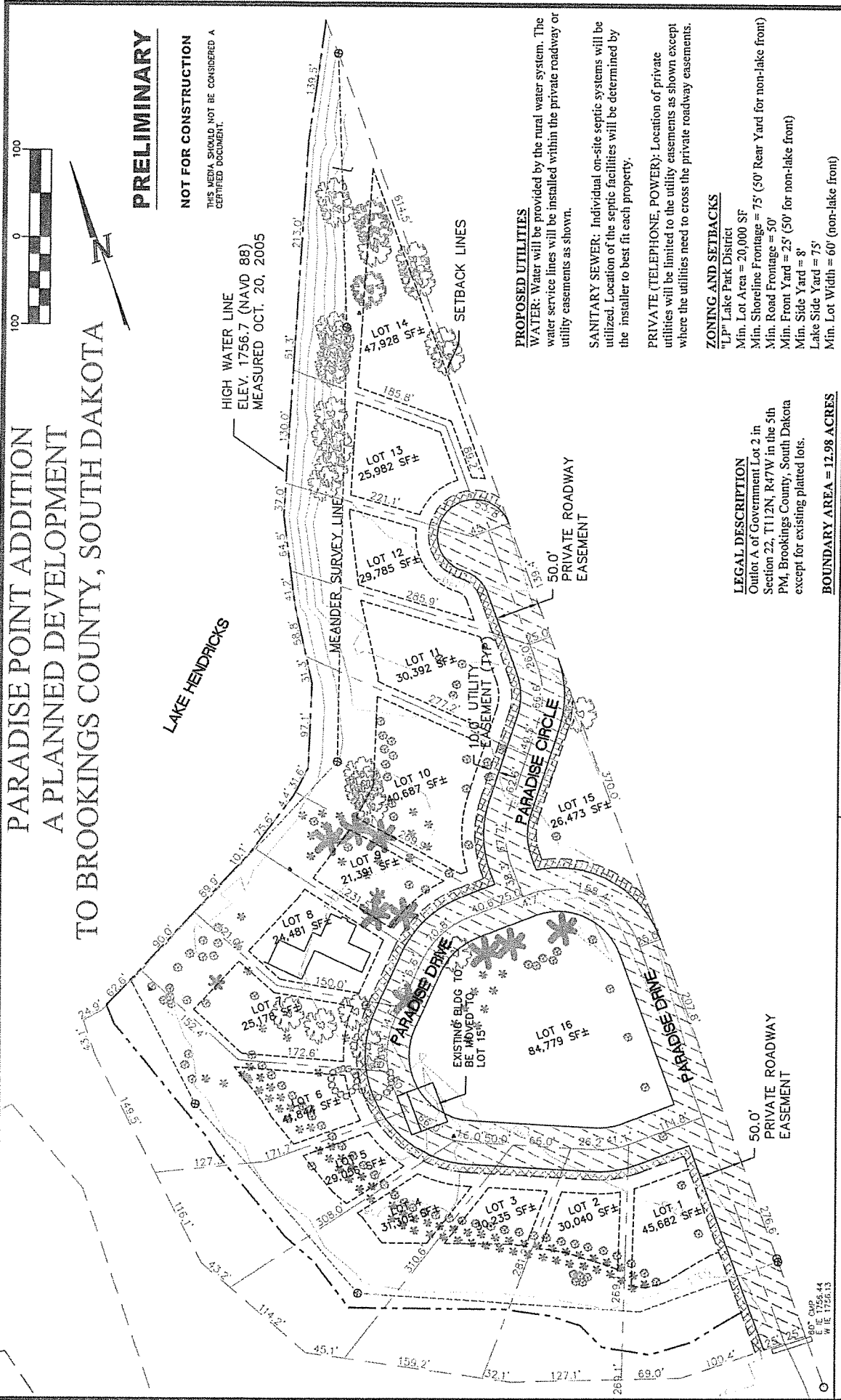
PARADISE POINT ADDITION A PLANNED DEVELOPMENT TO BROOKINGS COUNTY, SOUTH DAKOTA



PRELIMINARY

NOT FOR CONSTRUCTION

THIS MEDIA SHOULD NOT BE CONSIDERED A
CERTIFIED DOCUMENT.



PROPOSED UTILITIES

WATER: Water will be provided by the rural water system. The water service lines will be installed within the private roadway or utility easements as shown.

SANITARY SEWER: Individual on-site septic systems will be utilized. Location of the septic facilities will be determined by the installer to best fit each property.

PRIVATE (TELEPHONE, POWER): Location of private utilities will be limited to the utility easements as shown except where the utilities need to cross the private roadway easements.

ZONING AND SETBACKS

"LP" Lake Park District
Min. Lot Area = 20,000 SF
Min. Shoreline Frontage = 75' (50' Rear Yard for non-lake front)
Min. Road Frontage = 50'
Min. Front Yard = 25' (50' for non-lake front)
Min. Side Yard = 8'
Lake Side Yard = 75'
Min. Lot Width = 60' (non-lake front)

LEGAL DESCRIPTION

Outlot A of Government Lot 2 in
Section 22, T112N, R47W in the 5th
PM, Brookings County, South Dakota
except for existing platted lots.

BOUNDARY AREA = 12.98 ACRES

REVISIONS

Rev.	By	Date

CONSULTING ENGINEERS/LAND SURVEYORS, INC.
3700 S. WEST AVENUE, SIOUX FALLS, SD 57105-6352
(605)367-1036 FAX (605)367-1002

JSA

PARADISE POINT ADDITION SUBDIVISION LAYOUT

DATE: July 1, 2002
DESIGNED BY: JKA
DRAWN BY: JKA
CHECKED BY: BRS
PROJECT: 20085
DRAWING: 20085

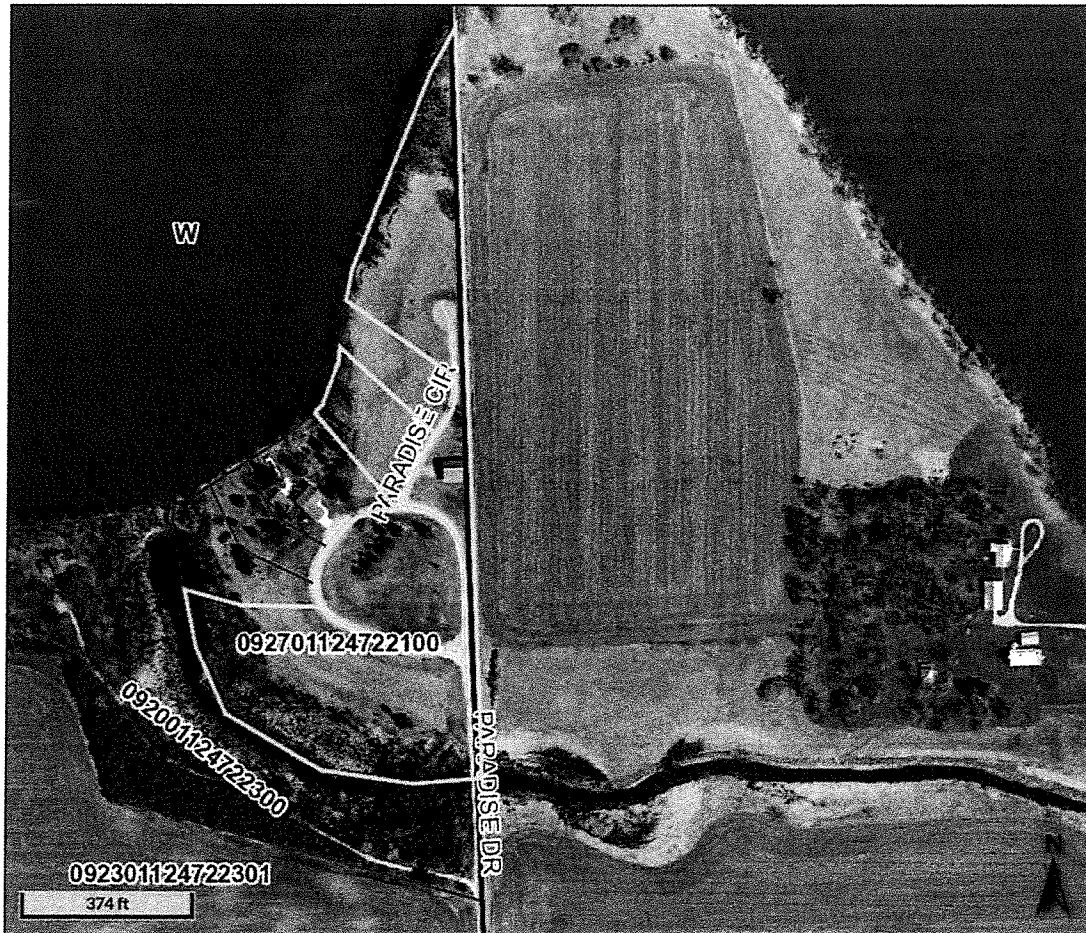
Sheet No.
P-2

prelim

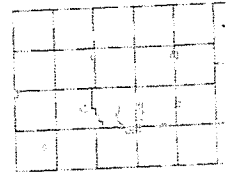


Beacon™

2019 plat old
Brookings County, SD



Overview



Legend

- ☐ Brookings City Limits
- ☐ City Limits
- ☐ Township Boundar
- ☐ Sections
- ☐ Parcels
- ☐ Roads
- ☐ County Roads
- ☐ Gravel Roads
- ☐ Paved 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: 6/10/2019
Last Data Uploaded: 6/7/2019 10:15:22 PM

Developed by  Schneider
GEOSPATIAL