

#20-67

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

December 22, 2020 meeting.

December 2, 2020: The Brookings County Planning and Zoning Commission recommends approval of plat 2020plat026 with a unanimous vote of 8-ayes and 0-nays, at their December 1, 2020 meeting.

Brookings County Planning and Zoning Commission

December 1, 2020 – 7:00 PM meeting

2020plat026 – December 1, 2020

Prepared by Richard Haugen

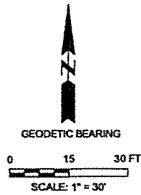
Applicant/Owner: Anthony and Erin Hericks, 1405 S Tayberry Ave, Sioux Falls, SD 57106.

Legal Description: "Plat of Lot 1 of Hericks Addition in Government Lot 4, Section 3, Township 112 North, Range 52 West of the 5th Principal Meridian, Brookings County, South Dakota."

2020plat026: Anthony and Erin Hericks, are combing two non-lake front lots that they own into one lot that will be 11,435 square feet. The lot is a non-lake front located along South Lake Drive across the road from their lake-side lot. The lot does not meet the 20,000 square feet for a residence, but the can be used for storage/accessory buildings.

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 HERICKS ADDITION**
IN GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 112 NORTH, RANGE
52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

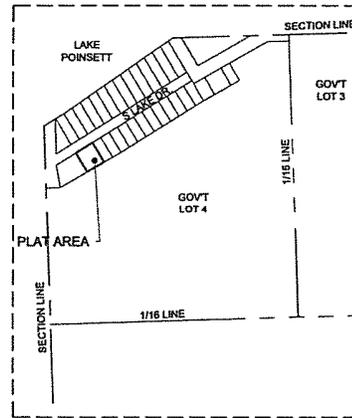


VACATION NOTICE

THIS PLAT SHALL VACATE LOT "B" AND "C" OF THE PLAT OF WACEK BEACH ADDITION, IN GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 112 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, FILED IN BOOK 22 OF PLATS ON PAGE 82 THEREIN.

LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8\"/>



VICINITY MAP
GOVT LOT 4, NW 1/4, SEC 3, T112N, R52W

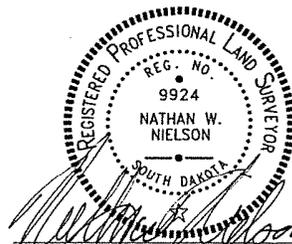
SURVEYOR'S CERTIFICATE

I, Nathan W. Nielson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before October 8, 2020, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as LOT "B" AND "C", OF THE PLAT OF WACEK BEACH ADDITION IN GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 112 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, and platted the same as shown on the above plat.

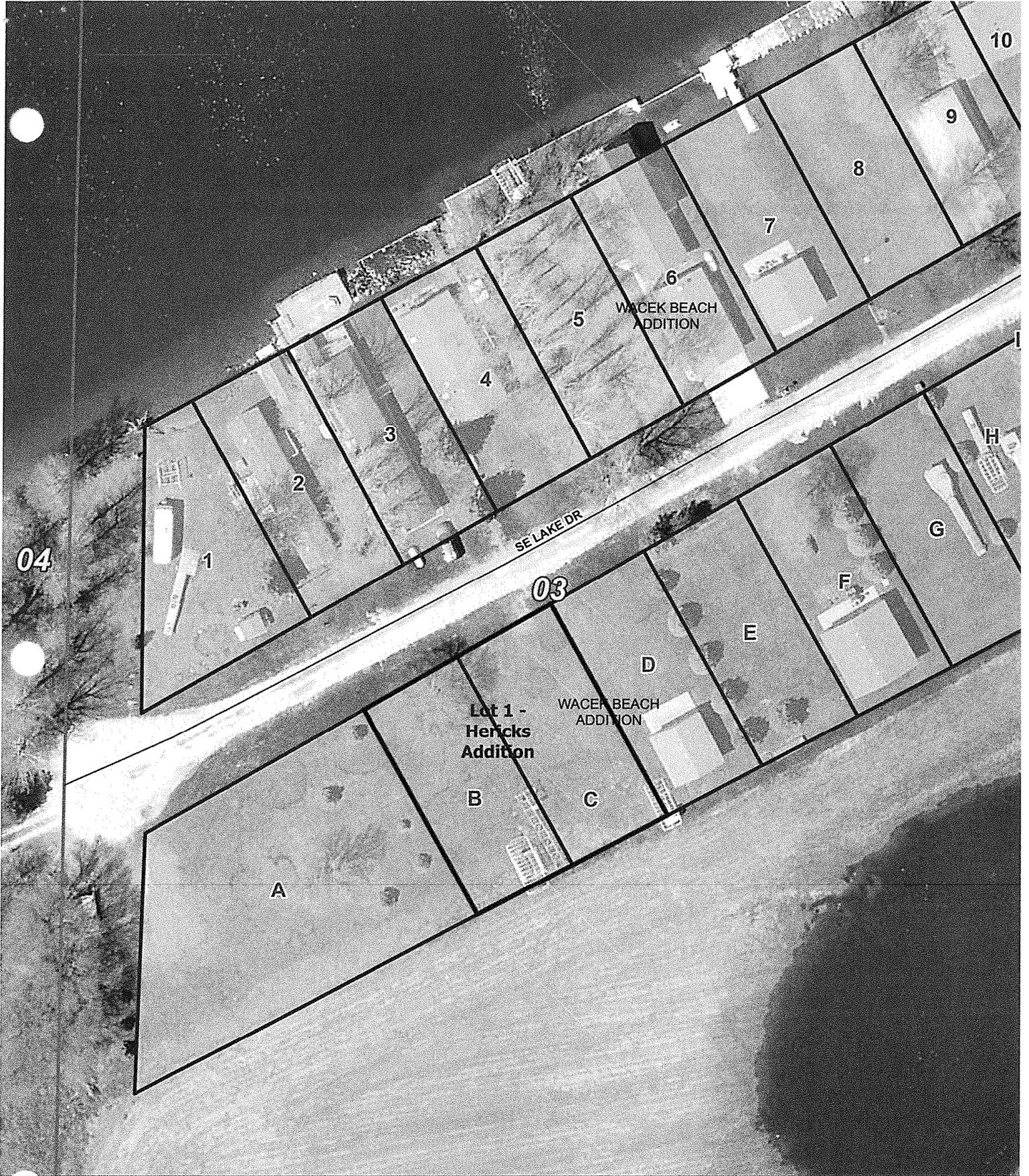
A portion of the same shall hereafter be known and described as LOT 1 OF HERICKS ADDITION IN GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 112 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

I have surveyed the tract of land shown, and to the best of my knowledge and belief, said plat is an accurate representation of said survey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12TH day of OCTOBER, 20 20.



Nathan W. Nielson
Professional Land Surveyor
Registration No. 9924
Banner Associates, Inc.
409 22nd Ave. S.
Brookings, SD 57006
Tel: (Toll Free) 1.855.323.6342



04

03

Lot 1 -
Hericks
Addition

WACEK BEACH
ADDITION

WACEK BEACH
ADDITION

SE LAKE DR



Lot 1 - Hericks Addition



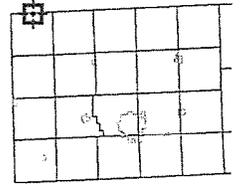


Beacon™

2020 plat 026
Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- Floodplain 2008
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - X

Parcel ID	113001125203205	Alternate ID	n/a	Owner Address	HERICKS, ANTHONY ET UX
Sec/Twp/Rng	3-112-52	Class	NAC		1405 S TAYBERRY AVE
Property Address	310 SE LAKE DR ESTELLINE	Acreage	n/a		SIOUX FALLS SD 57106
District	110819				
Brief Tax Description	WACEK BEACH LOT 3 IN NW 1/4 SEC 3-112-52 50' X 115'				
	(Note: Not to be used on legal documents)				

Date created: 11/3/2020
Last Data Uploaded: 11/3/2020 8:05:09 AM

2020 plat 026

Developed by Schneider GEOSPATIAL